

Pennsylvania Gaming Control Board

Slot Machine Operator, Management Company, and Affiliate Application and Disclosure Form (Initial and Renewal)

SECTION 1: <i>Please fill in the name of the entity completing this application.</i>	
Applicant's Name: Mount Airy #1, LLC	
SECTION 2: <i>Check the appropriate box below to indicate the type of license for which the above-named entity is applying. If applicant listed above is an affiliate, intermediary, subsidiary, or holding company of a company applying for an Enterprise license type below, leave Section 2 blank and skip to Section 3.</i>	
Category Type: <input type="checkbox"/> Category 1 Slot Operator <input type="checkbox"/> Category 2 Slot Operator <input type="checkbox"/> Category 3 Slot Operator <input checked="" type="checkbox"/> Category 4 Slot Operator Other: <input type="checkbox"/> Management Company	
SECTION 3: Application Period: <input checked="" type="checkbox"/> Initial <input type="checkbox"/> Renewal	
SECTION 4: <i>If the above-named entity in Section 1 is applying for licensure as an affiliate, intermediary, subsidiary, or holding company of an enterprise entity, provide below the name of the enterprise entity.</i>	
Affiliate of: _____	

INSTRUCTIONS

These instructions are applicable to any "person" seeking to be licensed as a Category 1, Category 2, Category 3, Category 4 Slot Machine Operator (collectively referred to hereafter as Slot Operator) or Management Company. Please be advised that no person, its affiliate, intermediary, subsidiary or holding company that has applied for or is a holder of a slot machine license, shall be eligible to apply for or hold a supplier or manufacturer license.

As used in these Instructions, the phrase "affiliated entities" shall mean a Slot Operator's or Management Company's affiliates, intermediaries, subsidiaries and holding companies.

The original form, one paper copy, and one (1) compact disc (cd) containing all forms must be sent to the Pennsylvania Gaming Control Board, Bureau of Licensing, 303 Walnut Street, Fifth Floor, Commonwealth Tower, Harrisburg, Pennsylvania 17101 with the appropriate fee. Please refer to the licensing section of the Board's website for cd formatting requirements.

1. Slot Operator and Management Company

The forms that make up an application package for a Slot Operator or Management Company License are as follows:

- A. **Slot Operator, Management Company and Affiliate Application and Disclosure Information Form** (To be completed by applicant and each of applicant's affiliated entities).
- B. **Multi-Jurisdictional Personal History Disclosure Form (Multi-Jurisdictional PHD)**
(To be completed by each natural person who is a principal or key employee as defined in 58 Pa. Code §401a.3) and identified in Schedules 1, 5, 10, 10A, 11, 13, 15 and 18).
- C. **Principal/Key Employee Form - Pennsylvania Supplement to the Multi-Jurisdictional Personal History Disclosure Form (PA Supplement)**
(To be completed by each natural person who is a principal or key employee identified in Schedules 1, 5, 10, 10A, 11, 13, 15 and 18).
- D. **Principal Entity Form**
(To be completed by each entity that is a principal identified in Schedules 10, 10A, 11, 13, 15 and 18).

2. APPLICATION FEES

A. Application fees and Investigation Deposits

Application fees must be submitted with the application package. These fees are non-refundable deposits that will be used by the Board to process and investigate the Slot Operator or Management Company applicant and the applicant's affiliated entities and persons filing forms as part of the application package. Application fees must be submitted for each applicant, affiliated entity and person, unless otherwise noted.

There may be additional costs and expenses incurred by the Board in its processing and investigation of the slot operator or management company applicant and the applicant's affiliated entities and persons. The slot operator or management company applicant must reimburse the Board for all additional costs and expenses related to the processing and investigation of their application package.

Slot Operator or Management Company Applicant	\$5,000.00
Applicant's Affiliated Entities	\$2,500.00

In addition to application fees, license fees will be required to be paid prior to license issuance. The license fee schedule can be found on the board's website at http://gamingcontrolboard.pa.gov/files/licensure/applications/Schedule_of_Fees.pdf

3. APPLICATION FORM INSTRUCTIONS

Generally

As used in the slot operator or management company form, the words "Applicant" and "you" shall mean the slot operator or management company applicant. When applicant's affiliated entities are completing the form, "Applicant" and "you" shall refer to the affiliated entity completing the form.

All entries on the form must be typed or printed in block lettering. Initials and signatures must be handwritten by the person providing the information. If the answers are not legible, the application may not be accepted.

Read each question carefully prior to answering. Answer every question completely. Do not leave blank spaces. If a question does not apply to the applicant, write "Does Not Apply" in response to that question. If a Schedule or Addendum does not apply to the applicant, write "Does Not Apply" on the Schedule or Addendum.

Appendices are to be provided by the applicant. The required appendices are listed on the Application Checklist. Appendices must be presented in a tabbed manner. Each tab must indicate the appendix number. Immediately following the tab, applicant must insert a page with the appendix number and all information applicable to the appendix. If an appendix does not apply to the applicant, write "Does Not Apply" on the appendix page.

All pages of the form must be initialed by the applicant, or if the applicant is not a natural person, the person authorized to complete the form on behalf of the applicant must initial each page. If additional pages are required in order to answer any question, additional pages may be utilized and must be attached to the form. Be sure to indicate the number(s) of the question(s) being answered and initial each additional page. Some schedules may require disclosure of information for more than one natural person or entity or type of information. If there are multiple disclosures, make enough additional copies of the blank schedule and complete it for each natural person or entity or type of information.

All required documentation, such as business formation papers, tax returns and Appendices, as well as the application forms that comprise an application package for a slot operator or management company license, as listed above, must be submitted at the time of filing this form.

Additional financial information will be requested as needed.

Should you be unable to understand this form fully in English, it is your responsibility to acquire adequate means of translation. If you submit a document to the Board that is in a language other than English, you must also submit an English translation compliant with 58 Pa. Code §423a.1(h).

All notices regarding your application will be sent to the address you provide on this form. You must immediately notify the Board if you change your address.

Failure to answer any question completely and truthfully will result in denial of your application and/or revocation of your license, registration, certificate or permit and may subject you to criminal penalties under 18 Pa.C. S. A. §4903.

Any person who applies for and obtains a license, registration, certificate or permit from the Board may be required to submit to warrantless searches when present in a licensed gaming facility pursuant to the Act.

Confidential Information (as defined in 58 Pa. Code §401a.3) supplied to the Board or otherwise obtained shall not be revealed except in the course of the necessary administration of the Act, or upon the lawful order of a court of competent jurisdiction or, with the approval of the Attorney General, to a duly authorized law enforcement agency. An applicant or license, registration, certificate or permit holder waives any liability of the Commonwealth of Pennsylvania and its instrumentalities and agents for any damages resulting from any disclosure or publication in any manner, other than a willfully unlawful disclosure or publication.

A license, permit, certification or registration issuance, renewal or other authorization issued by the Board is a revocable privilege. No person holding a license, permit, certification or registration, renewal, or other authorization is deemed to have any property rights related to the license, permit, certification or registration.

An application that has been accepted for filing and all related materials submitted to the Board become the property of the Board and will not be returned to the applicant.

This is an application for a slot machine or management company license. An entity interested in offering table games must first obtain a slot machine license in order to be eligible to file a petition seeking authorization to conduct table games. Any references to table games in this application are for informational purposes only.

IF YOU HAVE ANY QUESTIONS REGARDING THE APPLICATION PACKAGE FORMS OR THE INFORMATION REQUIRED TO COMPLETE ANY APPLICATION, PLEASE CONTACT THE PENNSYLVANIA GAMING CONTROL BOARD - BUREAU OF LICENSING AT (717) 348-8300.

Applicant Information

Applicant's Business Name			
Business Name as it appears on applicant's certificate of incorporation, charter, bylaws, partnership agreement or other official documents (spell out complete name, do not use abbreviations)			
Mount Alry #1, LLC			
Trade Name(s) and Doing Business As ("DBA") Names			
Mount Alry Casino Resort			
Has the applicant been verified as a minority or women's business enterprise by the Pennsylvania Department of General Services (DGS) Bureau of Small Business Opportunities? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, provide the name of the entity that certified the applicant as a minority or women's business enterprise and upon which the DGS verification was made.			
If yes, attach the verification letter from the Bureau of Small Business Opportunities and/or the Small Business Procurement Initiative Certificate that identifies the company as a small diverse business (not only as a small business) and provide the certification number			
Applicant's Principal Address			
Address Line 1			
c/o 312 Woodland Road			
Address Line 2			
Address Line 3			
City		State/Province	Postal Code
Mount Pocono		PA	18344
Country		Email Address	
USA			
County	Township		Web URL
Monroe			mtalrycasino.com
Phone Number		Fax Number	
877-682-4791			
Applicant's Address in Pennsylvania (if applicable)			
Address Line 1			
Same as above			
Address Line 2			
Address Line 3			
City		State/Province	Postal Code
Country		Email Address	
County	Township		Web URL
Phone Number		Fax Number	

Contact Name for this Application			
First Name Michael	Middle Name D.	Last Name Sklar	Suffix (Jr., Sr., etc.)
Title Gaming Counsel		Individual Email Address [REDACTED]	
Phone Number [REDACTED]		Fax Number [REDACTED]	
Applicant's Form of Organization			
Check One			
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Partnership	<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> C-Corporation
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> S-Corporation	<input type="checkbox"/> Trust	
<input type="checkbox"/> Other (describe) _____			
Applicant's Organization Documents			
State of Incorporation, Registration or other type of Formation Pennsylvania		Date of Formation 7/14/2004	
Applicant's business name as it appears on the formation documents Mount Airy #1, L.L.C.			
List all states in which the applicant is currently registered or authorized to do business Pennsylvania			
Is applicant registered or authorized to do business in the Commonwealth of Pennsylvania? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Applicant's Identification Numbers			
Federal Employer Identification Number/TIN [REDACTED]		PA Unemployment Compensation Account Number [REDACTED]	
PA Department of Revenue Corporate Box Number [REDACTED]		PA Liquor Control Board License Number R21492; H6265; PGR320	
PA Workers Compensation Policy Number [REDACTED]		PA Department of State - Entity Number 3234797	
Does the applicant have any outstanding tax liabilities to either the Commonwealth of Pennsylvania or any other state, locality or the Federal government? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If you answer YES, provide details concerning all outstanding tax liabilities.			
Applicant's Billing Contact Information			
First Name Patrick	Last Name Burke		Suffix (Jr., Sr., etc.)
Title VP of Finance		Individual Email Address [REDACTED]	
Address 312 Woodland Road			
City Mount Pocono		State/Province PA	Postal Code 18344
Phone Number [REDACTED]		Fax Number	

Criminal History

The next section asks about any offenses or charges applicant or any of its principals or key employees may have committed or had filed against them. Prior to answering this question, carefully review the definitions and instructions that follow

DEFINITIONS

For purposes of this section:

- A. "CRIME OR OFFENSE" includes all felonies and misdemeanors, as well as summary offenses that may have required you to appear before a law enforcement agency, state or federal grand jury, justice court, municipal court, city court, military court or any other court EXCEPT Juvenile Court. Include all DUI/DWI offenses.
- B. "ARREST" includes any time that you were stopped by a police officer or other law enforcement officer and advised that you were under arrest, detained, held for questioning, requested by a police officer or law enforcement officer to come to a police station and answer questions, taken into custody by any police officer or other law enforcement officer, fingerprinted, held in jail, or instructed to appear in court or subpoenaed to answer for conduct which is a crime as has been defined in paragraph "A."
- C. "CHARGE" includes any indictment, complaint, information, summons, citation or other notice of the alleged commission of any crime or offense as defined in paragraph "A."

INSTRUCTIONS

- 1. ANSWER "YES" AND PROVIDE ALL INFORMATION TO THE BEST OF YOUR ABILITY EVEN IF:
 - A. You did not commit the offense charged;
 - B. The arrest or charges were dismissed or the charges were subsequently downgraded to a lesser charge;
 - C. You pleaded not guilty or nolo contendere;
 - D. You completed an accelerated rehabilitative disposition ("ard") or equivalent diversionary program;
 - E. The charges or conviction were expunged from your record, even if you have expungement papers;
 - F. You were not convicted or were found "not guilty"
 - G. You did not serve any time in prison or jail;
 - H. The arrests, charges or offenses happened a long time ago;
 - I. You were arrested or charged in another state (a state other than Pennsylvania);
 - J. You were never physically taken into custody and/or transported to a police station or jail.
- 2. ANSWER "NO" IF:
 - A. You have never been arrested or charged with any crime or offense;
 - B. Your arrest happened when you were under 18 years of age and your court appearance was in juvenile court.

FAILURE TO FULLY ANSWER THIS QUESTION MAY RESULT IN THE DENIAL OF YOUR APPLICATION.

1. Has applicant or any of its principals or key employees ever been indicted, charged with or convicted of a criminal offense or been a party to or named as an unindicted co-conspirator in any criminal proceeding in the Commonwealth or any other jurisdiction?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1. A. Has applicant or any of its principals or key employees ever been convicted of a felony?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
1. B. Has applicant or any of its principals or key employees ever been convicted of a misdemeanor or gambling offense? If you answer YES to any of these questions, you must complete <u>Schedule 23</u> concerning Criminal History.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Testimony, Investigations or Polygraphs	
2. Has applicant or any of its principals or key employees ever been called to testify before, been the subject of an investigation conducted by, or requested to take a polygraph exam by any governmental agency, court, committee, grand jury or investigatory body (municipal, state, county, provincial, Federal, national, etc.) other than in response to minor traffic related offenses? If you answer YES, you must complete <u>Schedule 24</u> concerning Testimony, Investigations or Polygraphs.	
Antitrust, Trade Regulation & Securities Judgments; Statutory and Regulatory Violations	
3. Has applicant, or any of its affiliates, intermediaries, subsidiaries or holding companies ever had a judgment, order, consent decree or consent order pertaining to a violation or alleged violation of the Federal antitrust, trade regulation or securities laws, or similar laws of any state, province or country entered against it?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
4. In the past ten (10) years, has applicant, or any of its affiliates, intermediaries, subsidiaries or holding companies had a judgment, order, consent decree or consent order pertaining to any state or Federal statute, regulation or code that resulted in a fine or penalty of \$50,000 or more entered against it? If you answer YES to either question, you must complete <u>Schedule 26</u> concerning Antitrust, Trade Regulation & Security Judgments; Statutory and Regulatory Violations.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Bankruptcy or Insolvency Proceedings	
5. Has applicant, or any of its affiliates, intermediaries, subsidiaries or holding companies had any petition under any provision of the Federal Bankruptcy Code or under any state insolvency law filed by or against it in the last ten (10) year period?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
6. Has applicant, or any of its affiliates, intermediaries, subsidiaries or holding companies sought relief under any provision of the Federal Bankruptcy Code or under any state insolvency law in the last ten (10) year period?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
7. Has a court appointed any receiver, fiscal agent, trustee, reorganization trustee, or similar officer for applicant, or any of its affiliates, intermediaries, subsidiaries or holding companies in the last ten (10) years?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If you answer YES to any of these questions, you must complete <u>Schedule 27</u> concerning Bankruptcy or Insolvency Proceedings.	

Applicant's Licenses and Permits

8. Has applicant, or any of its affiliates, intermediaries, subsidiaries or holding companies applied for any license or permit by a government agency for the collection of sales and use tax, selling and serving liquor and malt beverages, providing overnight lodging services or any other activity requiring a license or permit? A government agency as used here includes any subordinate creature of Federal, State, Native American or local government created to carry out a governmental function or to implement a statute or statutes

If you answer YES, you must complete Schedule 28 concerning Non-Gaming Licenses and Permits.

YES NO

9. Has applicant, or any of its affiliates, intermediaries, subsidiaries or holding companies applied for any license or permit by a government agency charged with regulating games of chance, including but not limited to slot machines, video lottery terminals, table games, horse racing, jai alai, etc.? A government agency as used here includes any Federal, state, Native American or local government created to carry out a governmental function or to implement a statute or statutes.

If you answer YES, you must complete Schedule 29 concerning Gaming Licenses and Permits.

YES NO

Applicant's Contributions and Disbursements

10. During the last ten (10) year period, has applicant, its parent company, or any of its affiliates, intermediaries, subsidiaries, holding companies, principals, employees or any third parties acting for or on behalf of applicant made any bribes or kickbacks or made any payments alleged to have been bribes or kickbacks to any employee, person, company or organization to obtain favorable treatment?

11. During the last ten (10) year period, has applicant, its parent company, or any of its affiliates, intermediaries, subsidiaries, holding companies, principals, employees or any third parties acting for or on behalf of the applicant made any bribes or kickbacks or made any payments alleged to have been bribes or kickbacks to any government official, domestic or foreign to obtain favorable treatment?

12. During the last ten (10) year period, has applicant, its parent company or any of its affiliates, intermediaries, subsidiaries, holding companies, principals, employees or any third parties for or on behalf of applicant loaned funds for the purpose of opposing or supporting any government, political party, candidate or committee, either domestic or foreign?

13. During the last ten (10) year period, has applicant, its parent company, or any of its affiliates, intermediaries, subsidiaries, holding companies, principals, employees or any third parties acting for or on behalf of applicant donated or loaned property or any other thing of value, or organized, sponsored or participated in fundraising activities for the purpose of opposing or supporting any government, political party, candidate or committee, either domestic or foreign?

14A. During the last ten (10) year period, has applicant, its parent company, or any of its affiliates, intermediaries, subsidiaries or holding companies made any loans, donations or other disbursements to principals, employees or any third parties for the purpose of reimbursing such individuals for political contributions either foreign or domestic?

14B. During the last ten (10) year period, has applicant, its parent company, or any of its affiliates, intermediaries, subsidiaries or holding companies formed or caused to be formed, a political action committee either under federal or state election laws?

14C. As a result of the Citizen's United v. FEC decision, has applicant, its parent company, or any of its affiliates, intermediaries, subsidiaries or holding companies made "independent expenditures", as defined in SEC. 1621(e) of the Pennsylvania Election Code, for the purpose of influencing an election covered by the Pennsylvania Election Code?

15. During the last ten (10) year period, has applicant, its parent company, or any of its affiliates, intermediaries, subsidiaries or holding companies maintained any bank account, domestic or foreign, not reflected on the applicant's books or records?

16. During the last ten (10) year period, has applicant, its parent company, or any of its affiliates, intermediaries, subsidiaries or holding companies maintained any numbered account or any account in the name of a nominee for applicant?

If you answer YES to any of these questions, you must complete Schedule 30, concerning contributions and disbursements.

APPENDICES

<p>The appendices are documents the applicant must provide or create. The appendices are not represented in the application questions or its schedules or addenda. Each appendix shall be presented in a tabbed manner and each tab must indicate the appendix number as listed below. If an appendix does not apply to an applicant, write "DOES NOT APPLY" on the appendix page.</p>		
<input checked="" type="checkbox"/>	<p>Appendix 1: Description of the business currently performed and the business intended to be performed in the Commonwealth. This information must be specific and must be organized around the topics shown in <u>Schedules 31 and 32</u>. Additionally, applicant must indicate the relationship between it and its affiliated entities as it relates to the business intended to be performed in the Commonwealth in the form of an organization chart with a narrative description.</p>	MANDATORY
<input checked="" type="checkbox"/>	<p>Appendix 2: Description of any former business engaged in during the last ten (10) years and the reason for cessation of the business.</p>	MANDATORY
<input checked="" type="checkbox"/>	<p>Appendix 3: Description of all bonus, profit sharing, pension, retirement, deferred compensation and similar plans. This information must be provided in addition to the information provided in <u>Schedule 8</u>.</p>	MANDATORY
<input checked="" type="checkbox"/>	<p>Appendix 4: Description of long term debt. This information must be provided in addition to the information provided in <u>Schedules 12 and 13</u>.</p>	MANDATORY
<input checked="" type="checkbox"/>	<p>Appendix 5: Description of other indebtedness and security devices. This information must be provided in addition to the information provided in <u>Schedules 14 and 15</u>.</p>	MANDATORY
<input checked="" type="checkbox"/>	<p>Appendix 6: Description of securities options. This information must be provided in addition to the information provided in <u>Schedules 16 and 17</u>.</p>	MANDATORY
<input checked="" type="checkbox"/>	<p>Appendix 7: Description of existing litigation. This information must be provided in addition to the information provided in <u>Schedule 25</u>.</p>	MANDATORY
<input checked="" type="checkbox"/>	<p>Appendix 8: Audited financial statement for the last fiscal year. If the Applicant does not normally have its financial statements audited, attach unaudited financial statements. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.</p>	MANDATORY
<input checked="" type="checkbox"/>	<p>Appendix 9: Audited financial statements for the last five (5) years. If the Applicant does not normally have its financial statements audited, attach unaudited financial statements. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.</p>	MANDATORY
<input checked="" type="checkbox"/>	<p>Appendix 10: Annual reports for the last five (5) years. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.</p>	MANDATORY
<input checked="" type="checkbox"/>	<p>Appendix 11A: Annual reports prepared on the SEC's 10K for the last five (5) years. Appendix 11B: Copies of annual or quarterly filings for the last five (5) years required under the laws of a regulatory agency of another country. Note: If this has previously been provided, resubmissions would not be required and the previous response should reflect the date(s) of submission</p>	MANDATORY

<input checked="" type="checkbox"/>	Appendix 12: A copy of the last quarterly unaudited financial statement. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.	MANDATORY
<input checked="" type="checkbox"/>	Appendix 13: A copy or copies of any interim reports. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.	MANDATORY
<input checked="" type="checkbox"/>	Appendix 14: A copy of the last definitive Proxy or Information statement (SEC). If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.	MANDATORY
<input checked="" type="checkbox"/>	Appendix 15: A copy of all registration statements for the last five (5) years filed in accordance with the Securities Act of 1933. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.	MANDATORY
<input checked="" type="checkbox"/>	Appendix 16: Copies of all other reports prepared in the last five (5) years by Independent auditors of the applicant. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.	MANDATORY
<input checked="" type="checkbox"/>	Appendix 17: Certified copies of the Articles of Incorporation, Charter, Bylaws, Partnership Agreement or other official documents and all amendments and proposed amendments If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.	MANDATORY
<input checked="" type="checkbox"/>	Appendix 18: Current ownership table of organization.	MANDATORY
<input checked="" type="checkbox"/>	Appendix 19: Functional table of organization for applicant with, job descriptions, and names of employees earning in excess of \$250,000 in annual compensation.	MANDATORY
<input checked="" type="checkbox"/>	Appendix 20: Copies of federal entity tax filings, including forms 1120, 1120-s, 1120-f, 1065, 941 and all other business related tax forms filed with the IRS in the last five (5) years. If this has previously been provided, reports would not be required and the response should reflect the date(s) of submission.	MANDATORY
<input checked="" type="checkbox"/>	Appendix 21: Copies of 5500 forms filed with the IRS in the last five (5) years. If this has previously been provided, reports would not be required and the response should reflect the date(s) of submission.	MANDATORY
<input checked="" type="checkbox"/>	Appendix 22. Describe criminal history of applicant. This information must be provided in addition to the information provided in <u>Schedule 23</u> . Narrative information about the nature of charge or complaint and the disposition must be provided.	MANDATORY
<input checked="" type="checkbox"/>	Appendix 23. Pursuant to §1312 of the Gaming Act, the Board may not approve an application for licensure if any of its principals do not meet the character requirements of §1310, eligibility requirements, or purchases a controlling interest in a licensed gaming entity in violation of §1328. Has the applicant divested all interests that would prohibit licensure and eliminated any principal who does not meet the character or eligibility requirements? If not, provide an explanation. If it does not apply, write does not apply in response to this appendix.	MANDATORY

<input checked="" type="checkbox"/>	<p>Appendix 24: Pursuant to §1512 of the Gaming Act, no executive-level state employee, public official, party officer or immediate family member thereof shall have a financial interest in or be employed, directly or indirectly, by any licensed racing entity or licensed gaming entity, or any holding, affiliate, intermediary or subsidiary company, thereof, or any such applicant.</p> <p>Has any public official or other prohibited person possessed a financial interest in or been employed directly or indirectly by the applicant or related entity at or following the effective date of the PA Gaming Act?</p>	MANDATORY
<input checked="" type="checkbox"/>	<p>Appendix 25 Pursuant to §1313 of the Gaming Act, provide information, documentation and assurances demonstrating that the applicant has sufficient business ability and experience to create and maintain a successful, efficient operation. Also provide biographies of the known individuals who will perform executive management duties and provide names of all proposed key employees and a description of their respective or proposed responsibilities as they become known.</p>	INITIAL APPLICANTS ONLY
<input checked="" type="checkbox"/>	<p>Appendix 26: Pursuant to §1207(16) of the Gaming Act, the licensee must sell Pennsylvania state lottery tickets at its facility as near as practicable to the pay windows. Provide a proposed floor plan specifying the locations where state lottery tickets will be sold and the proximity of those locations to pay windows. (Note: This submission must be finalized and approved by the Board prior to operation).</p>	INITIAL APPLICANTS ONLY
<input checked="" type="checkbox"/>	<p>Appendix 27: Provide a list of any hospital, place of worship, school, charitable institution, park, zoo or any similar place frequented by the public within 1500 feet of the proposed facility.</p>	INITIAL APPLICANTS ONLY
<input checked="" type="checkbox"/>	<p>Appendix 28: Submit an initial narrative description of proposed administrative and accounting procedures, including a written system of internal control, pursuant to §1322 of the Gaming Act (Note: This submission must be finalized and approved by the Board prior to operation).</p>	INITIAL APPLICANTS ONLY
<input checked="" type="checkbox"/>	<p>Appendix 29: Provide marketing plans and proposals and details of the proximity of the facility to its marketing service area.</p>	INITIAL APPLICANTS ONLY
<input checked="" type="checkbox"/>	<p>Appendix 30: Provide copies of local zoning and land use approvals or a detailed explanation of the status of the request with copies of all filings.</p>	INITIAL APPLICANTS ONLY
<input checked="" type="checkbox"/>	<p>Appendix 31: Pursuant to §1322 of the Gaming Act and/or Board regulations, submit a complete proposed site plan of the proposed licensed facility, inclusive of traffic studies and the parking plan, including the number of parking spaces, accompanied by architectural drawings and a proposed gaming floor layout. The gaming floor layout should clearly delineate the square footage of the area to be used for the placement of slot machines and table games as well as the square footage of the area that will not be used for the placement of slot machines and table games. Further, the gaming floor layout should delineate the square footage reserved for additional slot machines and table games permitted pursuant to §1210 and §13A11 of the Gaming Act. Pursuant to</p>	INITIAL APPLICANTS ONLY

	<p>§1210, provide details of the proposed location of slot machines and table games at the facility and the number of slot machines and table games requested. Pursuant to §1207 of the Gaming Act, proposed surveillance camera locations both within and outside the proposed licensed facility should also be clearly delineated on the gaming floor layout as well as proposed security zones on the gaming floor and within and outside the licensed facility. (Note: The site plan, gaming floor layout and related surveillance and security proposals must be finalized and approved by the Board prior to operation).</p>	
<input checked="" type="checkbox"/>	<p>Appendix 32: Provide details of planned retail and food venues for the facility and the identification of the operators of each retail food venue.</p>	<p>INITIAL APPLICANTS ONLY</p>
<input checked="" type="checkbox"/>	<p>Appendix 33: Provide a local impact report, engineering reports and traffic studies, including details of any adverse impact on transportation, transit access, housing, water and sewer systems, local police and emergency service capabilities, existing tourism, including historical and cultural resources or other municipal service or resource. A copy of the local impact report shall be provided to each political subdivision in which the licensed facility will be located at least seven (7) days prior to the filing of the application for a slot machine license. The applicant shall file a proof of service with the Board.</p>	<p>INITIAL APPLICANTS ONLY</p>
<input checked="" type="checkbox"/>	<p>Appendix 34: Provide details of land acquisition costs.</p>	<p>INITIAL APPLICANTS ONLY</p>
<input checked="" type="checkbox"/>	<p>Appendix 35: Provide details of a compulsive or problem gambling plan.</p>	<p>INITIAL APPLICANTS ONLY</p>
<input checked="" type="checkbox"/>	<p>Appendix 36: If a temporary facility is to be licensed, provide details of the temporary facility as well as a plan for how the licensee will transition to a permanent facility, including a date for the completion of the permanent facility.</p>	<p>INITIAL APPLICANTS ONLY</p>
<input checked="" type="checkbox"/>	<p>Appendix 37: As required by §1325 of the Gaming Act, applicant must address each item listed in this section. If an item does not apply, the applicant must state that in response to each item listed. Provide a plan, with details, for the following:</p> <p>(1) the location and quality of the proposed facility, including, but not limited to, road and transit access, parking and centrality to market service area;</p> <p>(2) the potential for new job creation and economic development which will result from granting a license to the Applicant;</p> <p>(3) the applicant's good faith plan to recruit, train and upgrade diversity in all employment classifications in the facility;</p> <p>(4) the applicant's good faith plan for enhancing the representation of diverse groups in the operation of its facility through the ownership and operation of business enterprises associated with or utilized by its facility or through the provision of goods or services utilized by its facility and through the participation in the ownership of the Applicant. Provide specific information regarding the diversity in ownership of the applicant, i.e. minorities, women;</p> <p>(5) the applicant's good faith effort to assure that all persons are accorded equality of opportunity in employment and contracting by it and any contractors, subcontractors, assignees, lessees, agents, gaming service providers and suppliers it may employ directly or indirectly;</p>	<p>INITIAL APPLICANTS ONLY</p>

	<p>(6) the history and success of the applicant in developing tourism facilities ancillary to gaming development, if applicable to the applicant;</p> <p>(7) the degree to which the applicant presents a plan for the project which will likely lead to the creation of quality, living-wage jobs and full-time permanent jobs for residents of this commonwealth generally and for residents of the host political subdivision in particular;</p> <p>(8) the record of the applicant and its developer in meeting commitments to local agencies, community-based organizations and employees in other locations;</p> <p>(9) the degree to which potential adverse effects which might result from the project, including costs of meeting the increased demand for public health care, child care, public transportation, affordable housing and social services, will be mitigated;</p> <p>(10) the record of the Applicant and its developer regarding compliance with</p> <ul style="list-style-type: none"> (i) Federal, state and local discrimination, wage and hour, disability and occupational and environmental health and safety laws as well as (ii) state and local labor relations and employment laws; (iii) the applicant's record in dealing with its employees and their representatives at other locations. 	
<input checked="" type="checkbox"/>	<p>Appendix 38: Provide information demonstrating adequate financing for the proposed facility and terms of financing including payback period.</p>	<p>INITIAL APPLICANTS ONLY</p>
<input checked="" type="checkbox"/>	<p>Appendix 39: Provide business and economic development plans and timetables, projected debt service expenses, projected EBITDA and Internal rate of return, projected annual gross terminal revenue, projected operating and capital expenses and defined gaming market and projected visitation.</p>	<p>INITIAL APPLICANTS ONLY</p>
<input checked="" type="checkbox"/>	<p>Appendix 40: Provide letters of reference from law enforcement agencies having jurisdiction in the applicant's and principal's main place of residence and place of business indicating that the agency does not have any pertinent information relating to the applicant or its principals. If the law enforcement agency has information pertaining to the applicant or its principals, the letter shall specify the details of the information.</p> <p>If no letters are received within 30 days of the request, the applicant or principal may submit a sworn or affirmed statement that the applicant or principal is a citizen in good standing in his jurisdiction of residence and primary place of business.</p>	<p>INITIAL APPLICANTS ONLY</p>
<input checked="" type="checkbox"/>	<p>Appendix 41: If the applicant has held a gaming license in any jurisdiction, provide a letter of reference from the gaming or casino enforcement or regulatory agency in the other jurisdiction, specifying the experiences of the agency with the applicant, the applicant's associates and the applicant's gaming operation. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.</p> <p>If no letter is received within 30 days of request by the applicant, the applicant may submit a sworn or affirmed statement that the applicant's operation is in good standing with the regulatory agency.</p>	<p>INITIAL APPLICANTS ONLY</p>

<input type="checkbox"/>	Appendix 42 Provide an original payment bond or an original irrevocable letter of credit that includes a draw certificate, at the applicant's option, guaranteeing the applicant's payment of the slot machine license fee required by §1209 (For Category 1 and 2) and §1305 (Category 3) of the gaming act.	INITIAL CATEGORY 1,2 or 3 ONLY
<input checked="" type="checkbox"/>	Appendix 43. Provide a chart of existing gaming service providers* including the name, address, phone and tax identification number of the gaming service providers, types of goods and/or services provided by the gaming service providers, total dollar amount of business with gaming service providers in the past twelve (12) months and total dollar amount of business expected to be conducted with gaming service providers in the next twelve (12) months. * Gaming service providers is defined in 58 Pa. Code §401a.3.	INITIAL APPLICANTS ONLY
<input checked="" type="checkbox"/>	Appendix 44. Provide a summary of all persons who hold an ownership or other beneficial interest in the applicant and any such interest in any of its principal affiliates or principal entities required to be licensed or permitted in Pennsylvania, provided however, if any of the entities are publicly traded, only interests equal to or exceeding five percent must be disclosed. Ownership interest should be provided in a manner consistent with the Ownership Interest Report found on the Board's website under Licensure/Reports and General Information.	MANDATORY

Category 1 Applicants Only

<input type="checkbox"/>	Appendix 45: Pursuant to §1308(c) of the Gaming Act, the Board and the commissions shall not consider any application for a license if the applicant or any person affiliated with or directly related to the applicant is a party in any ongoing civil proceeding in which the party is seeking to overturn or otherwise challenge a decision or order of the Board or commissions pertaining to the approval, denial or conditioning of a license to conduct thoroughbred or harness horse race meetings respectively with pari-mutuel wagering or to operate slot machines. Is the applicant or affiliated person a party to any ongoing civil proceedings seeking to overturn a decision or order of the Board or commissions? If yes, the Board may not consider the application. If no, provide a statement asserting that the applicant is not challenging the Board or commission's decision or orders.	Initial Category 1 applicants only
<input type="checkbox"/>	Appendix 46: Provide a verification from the State Horse Racing Commission stating that the applicant has satisfied the license eligibility requirements under §1302 of the Gaming Act (relating to Conditional/Category 1 Slot Machine License) and that the applicant satisfies the live racing requirements under §1303 of the gaming act. If applicant is submitting a renewal application, provide a verification from the State Horse Racing Commission stating that the licensee has satisfied the live racing requirements under §1303(B) of the Gaming Act	MANDATORY
<input type="checkbox"/>	Appendix 47 Provide a statement detailing the applicant's regulatory history as a licensed racing entity under the jurisdiction of the State Horse Racing Commission including the applicant's history of suitability and compliance with the race horse industry reform act in the operation of the race track and nonprimary locations and the conduct of pari-mutuel wagering.	MANDATORY

<input type="checkbox"/>	Appendix 48: Provide a detailed plan for the management of accounts created from funds allocated under §1406 of the gaming act (relating to distributions from Pennsylvania race horse development fund).	MANDATORY
<input type="checkbox"/>	Appendix 49: Provide a detailed plan for the management and use of backside area improvement and maintenance accounts under §1404 of the gaming act (relating to distribution from licensee's revenue receipts). If applicant is submitting a renewal application, provide an updated plan or summary of the management and use of backside area improvement and maintenance accounts under §1404 of the Gaming Act	MANDATORY

Management Company Licensees Only

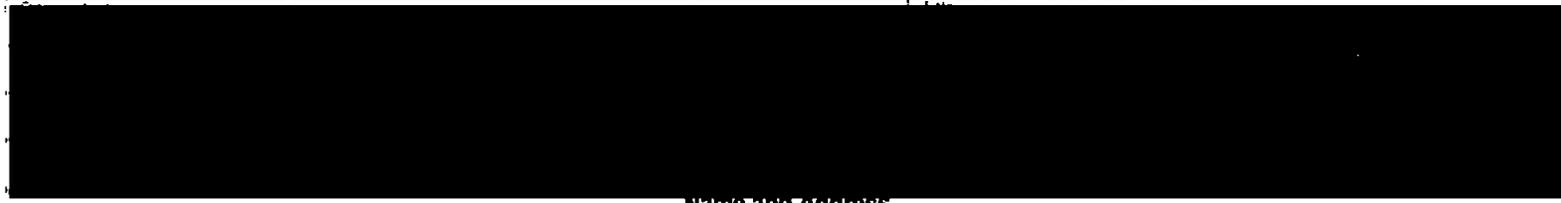
<input type="checkbox"/>	APPENDIX 22: PROVIDE A COPY OF THE MOST RECENT MANAGEMENT CONTRACT AS OUTLINED IN 58 PA. CODE §440.A.5	MANDATORY
<input type="checkbox"/>	APPENDIX 23: PROVIDE A COPY OF THE MOST RECENT BUSINESS PLAN WHICH SETS FORTH THE PARTIES' GOALS AND OBJECTIVES FOR THE TERM OF THE MANAGEMENT CONTRACT	MANDATORY

Category 4 Applicants Only

<input checked="" type="checkbox"/>	Appendix 46: Provide documentation to the Board that the applicant's location meets the eligibility requirements in 1305.1(B)	Initial Category 4 applicant only
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Schedule 1: Incorporators/Founders

Name and Address			
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)
Louis	A.	DeNaples	



Name and Address			
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)
Occupation		Title	
Address Line 1		Address Line 2	
Address Line 3		City	State/Province Postal Code
Country	Email Address	Phone Number	Fax Number

Name and Address			
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)
Occupation		Title	
Address Line 1		Address Line 2	
Address Line 3		City	State/Province Postal Code
Country	Email Address	Phone Number	Fax Number

* Make additional copies and attach additional pages as necessary.

Schedule 3: Addresses Currently Used by Applicant

Provide all addresses currently used by applicant.

Addresses				
Address Purpose Business				
Address Line 1 312 Woodland Road		Address Line 2		
Address Line 3		City Mount Pocono	State/ Province PA	Postal Code 18344
Country United States	Email Address		Phone Number 877-682-4791	Fax Number
Address Purpose				
Address Line 1		Address Line 2		
Address Line 3		City	State/ Province	Postal Code
Country	Email Address		Phone Number	Fax Number
Address Purpose				
Address Line 1		Address Line 2		
Address Line 3		City	State/ Province	Postal Code
Country	Email Address		Phone Number	Fax Number
Address Purpose				
Address Line 1		Address Line 2		
Address Line 3		City	State/ Province	Postal Code
Country	Email Address		Phone Number	Fax Number

Schedule 4: Addresses Used by Applicant

Provide all addresses, other than those listed on Schedule 3, which applicant has used or from which it was conducting business during the last ten (10) year period, and provide the approximate dates during which such addresses were used.

Address Purpose Does Not Apply		Address Used From		Address Used To	
Address Line 1		Address Line 2			
Address Line 3		City		State/ Province	Postal Code
Country	Email Address		Phone Number		Fax Number
Address Purpose		Address Used From		Address Used To	
Address Line 1		Address Line 2			
Address Line 3		City		State/ Province	Postal Code
Country	Email Address		Phone Number		Fax Number
Address Purpose		Address Used From		Address Used To	
Address Line 1		Address Line 2			
Address Line 3		City		State/ Province	Postal Code
Country	Email Address		Phone Number		Fax Number
Address Purpose		Address Used From		Address Used To	
Address Line 1		Address Line 2			
Address Line 3		City		State/ Province	Postal Code
Country	Email Address		Phone Number		Fax Number
Address Purpose		Address Used From		Address Used To	
Address Line 1		Address Line 2			
Address Line 3		City		State/ Province	Postal Code
Country	Email Address		Phone Number		Fax Number

Schedule 5: Current Officers, Directors/Partners and Trusts

Provide the following information for all officers, directors/partners and trustees, grantors or beneficiaries of a trust that is required to be licensed as a principal under this chapter.

Name and Home Address					
First Name	LISA	Middle Name	A.	Last Name	DeNaples
				Suffix (Jr., Sr., etc.)	
				Date of Birth	
Applicant Address					
Applicant Name	Mount Airy #1, LLC			Current Title or Position	Owner and Managing Trustee
Address Line 1	312 Woodland Road			Address Line 2	
Address Line 3		City	Mount Pocono	State/Province	PA
				Postal Code	18344
Country	USA		Email Address	Phone Number	877-882-4781
				Fax Number	
Dates, Titles and/or Positions Held (starting with current position and working backwards)					
From Date	To Date	Title or Position	Annual Compensation \$ Value	Composition of Compensation (Specify salary, wages, commissions, fees, bonus or other)	
2007	Present	Owner & Managing Trustee; Trustee of 7 Sibling Trusts; Beneficiary of Grantor Trust - II of Lisa DeNaples; Manager of Mount Airy #1, LLC and Mount Airy Holdco, LLC			

* Make additional copies and attach additional pages as necessary.

Schedule 5: Current Officers, Directors/Partners and Trusts

Provide the following information for all officers, directors/partners and trustees, grantors or beneficiaries of a trust that is required to be licensed as a principal under this chapter.

Name and Home Address				
First Name TODD	Middle Name	Last Name GREENBERG	Suffix (Jr., Sr., etc.)	Date of Birth
Address Line 1		Address Line 2		
Applicant Address				
Applicant Name MOUNT AIRY ST, LLC		Current Title or Position COD and General Manager		
Address Line 1 312 Woodland Road		Address Line 2		
Address Line 3		City Mount Pocono	State/ Province PA	Postal Code 18344
Country	Email Address		Phone Number 877-682-5791	Fax Number
Dates, Titles and/or Positions Held (starting with current position and working backwards)				
From Date	To Date	Title or Position	Annual Compensation & Value	Composition of Compensation (Specify salary, wages, commissions, fees, bonus or other)
AUG. 2018	CURRENT	COD and General Manager		

* Make additional copies and attach additional pages as necessary

Schedule 5: Current Officers, Directors/Partners and Trusts

Provide the following information for all officers, directors/partners and trustees, grantors or beneficiaries of a trust that is required to be licensed as a principal under this chapter.

Name and Home Address				
First Name CARMELO	Middle Name	Last Name SEGUINOT	Suffix (Jr., Sr., etc.)	Date of Birth
[REDACTED]				
Applicant Address				
Applicant Name MOUNT AIRY #1, LLC		Current Title or Position CFO		
Address Line 1 312 Woodland Road		Address Line 2		
Address Line 3		City Mount Pocono	State/ Province PA	Postal Code 18344
Country USA	Email Address		Phone Number 877-682-5791	Fax Number
Dates, Titles and/or Positions Held (starting with current position and working backwards)				
From Date	To Date	Title or Position	Annual Compensation \$ Value	Composition of Compensation (Specify salary, wages, commissions, fees, bonus or other)
9/2016	CURRENT	CFO	[REDACTED]	

* Make additional copies and attach additional pages as necessary.

Schedule 5: Current Officers, Directors/Partners and Trusts

Provide the following information for all officers, directors/partners and trustees, grantors or beneficiaries of a trust that is required to be licensed as a principal under this chapter.

Name and Home Address						
First Name	LUCIAN	Middle Name	P.	Last Name	ROSS	Suffix (Jr., Sr., etc.)
[Redacted]						
Applicant Address						
Applicant Name:	MOUNT AIRY #1, LLC			Current Title or Position		
Address Line 1				Address Line 2		
Address Line 3				City	State/Province	Postal Code
Country		Email Address		Phone Number	Fax Number	
USA				877-682-4791		
Dates, Titles and/or Positions Held (starting with current position and working backwards)						
From Date	To Date	Title or Position	Annual Compensation \$ Value	Composition of Compensation (Specify salary, wages, commissions, fees, bonus or other)		
May 2015	Present	Audit Committee Member	[Redacted]			

* Make additional copies and attach additional pages as necessary.

Schedule 5: Current Officers, Directors/Partners and Trusts

Provide the following information for all officers, directors/partners and trustees, grantors or beneficiaries of a trust that is required to be licensed as a principal under this chapter.

Name and Home Address					
First Name	LAWRENCE	Middle Name	L.	Last Name	COLE
Suffix (Jr., Sr., etc.)		[REDACTED]			
Address Line 1	[REDACTED]				
Address Line 2	[REDACTED]				
Applicant Address					
Applicant Name	MOUNT AIRY #1, LLC			Current Title or Position	AUDIT COMMITTEE MEMBER
Address Line 1	C/O 312 WOODLAND ROAD			Address Line 2	
Address Line 3		City	MOUNT POCONO	State/Province	PA
Country	USA	Email Address		Phone Number	877-682-4791
				Fax Number	
Dates, Titles and/or Positions Held (starting with current position and working backwards)					
From Date	To Date	Title or Position	Annual Compensation \$ Value	Composition of Compensation (Specify salary, wages, commissions, fees, bonus or other)	
May 2015	Present	Audit Committee Member	[REDACTED]	[REDACTED]	

* Make additional copies and attach additional pages as necessary.

Schedule 5: Current Officers, Directors/Partners and Trusts

Provide the following information for all officers, directors/partners and trustees, grantors or beneficiaries of a trust that is required to be licensed as a principal under this chapter.

Name and Home Address					
First Name	ROBERT	Middle Name	L.	Last Name	UGUCCIONI
Suffix (Jr., Sr., etc.)		Date of Birth	[REDACTED]		
[REDACTED]					
Applicant Address					
Applicant Name	MOUNT AIRY #1, LLC			Current Title or Position	AUDIT COMMITTEE MEMBER
Address Line 1	C/O 312 WOODLAND ROAD			Address Line 2	
Address Line 3		City	MOUNT POCONO	State/Province	PA
Country	USA	Email Address		Phone Number	877-882-4791
				Fax Number	
Dates, Titles and/or Positions Held (starting with current position and working backwards)					
From Date	To Date	Title or Position	Annual Compensation \$ Value	Composition of Compensation (Specify salary, wages, commissions, fees, bonus or other)	
April 2017	Present	Audit Committee Member	[REDACTED]	[REDACTED]	

* Make additional copies and attach additional pages as necessary.

Schedule 6: Former (no longer active) Officers, Directors/Partners and Trustees

Provide the following information for all officers, directors/partners and trustees who are no longer actively involved with Applicant but who held a position during the last ten (10) year period.

Name and Home Address					
First Name	GEORGE	Middle Name		Last Name	TOTH
				Suffix (Jr., Sr., etc.)	
Address Line 1					
Address Line 2					
Address Line 3					
Applicant Address					
Applicant Name:	MOUNT AIRY #1, LLC			most recent Title or Position	GM /COO
Address Line 1	312 WOODLAND ROAD			Address Line 2	
Address Line 3				City	MOUNT POCONO
				State/Province	PA
				Postal Code	18344
Country	USA	Email Address		Phone Number	877-682-4791
				Fax Number	
Dates, Titles and/or Positions Held (starting with most recent and working backwards)					
From Date	To Date	Title or Position	Annual compensation & value	Reason for Leaving	
3/2009	8/2010	GM /COO			

* Make additional copies and attach additional pages as necessary.

Schedule 6: Former (no longer active) Officers, Directors/Partners and Trustees

Provide the following information for all officers, directors/partners and trustees who are no longer actively involved with Applicant but who held a position during the last ten (10) year period.

Name and Home Address										
First Name	LOUIS	Middle Name	A.	Last Name	DENAPLES	Suffix (Jr., Sr., etc.)				
Address Line 1					Address Line 2					
Address Line 3										
Applicant Address										
Applicant Name	MOUNT AIRY #1, LLC			most recent Title or Position	OWNER					
Address Line 1	312 WOODLAND ROAD			Address Line 2						
Address Line 3				City	MOUNT POCONO	State/Province	PA	Postal Code	18344	
Country	USA			Email Address			Phone Number	877-682-4791	Fax Number	
Dates, Titles and/or Positions Held (starting with most recent and working backwards)										
From Date	To Date	Title or Position			Annual compensation & value	Reason for Leaving				
2004	6/2012	OWNER								

* Make additional copies and attach additional pages as necessary.

Schedule 6: Former (no longer active) Officers, Directors/Partners and Trustees

Provide the following information for all officers, directors/partners and trustees who are no longer actively involved with Applicant but who held a position during the last ten (10) year period.

Name and Home Address					
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth	
JOHN		CULETSU			
[REDACTED]					
Applicant Address					
Applicant Name: MOUNT AIRY #1, LLC			most recent Title or Position: GENERAL MANAGER		
Address Line 1: 312 WOODLAND ROAD			Address Line 2:		
Address Line 3:			City: MOUNT POCONO	State/Province: PA	Postal Code: 18344
Country: USA	Email Address:		Phone Number: 877-682-4781	Fax Number:	
Dates, Titles and/or Positions Held (starting with most recent and working backwards)					
From Date	To Date	Title or Position	Annual compensation & value	Reason for Leaving	
8/2010	1/2018	GENERAL MANAGER	[REDACTED]		

* Make additional copies and attach additional pages as necessary.

Schedule 6: Former (no longer active) Officers, Directors/Partners and Trustees

Provide the following information for all officers, directors/partners and trustees who are no longer actively involved with Applicant but who held a position during the last ten (10) year period.

Name and Home Address				
First Name	EDMONDO	Middle Name	Last Name	GRANCI
Suffix (Jr., Sr., etc.)		Date of Birth	[REDACTED]	
Address Line 1				
[REDACTED]				

Applicant Address				
Applicant Name	MOUNT AIRY #1, LLC	most recent Titles or Positions	CFO	
Address Line 1	312 WOODLAND ROAD	Address Line 2		
Address Line 3		City	MOUNT POCONO	State/Province PA
Country	USA	Postal Code	18344	Fax Number
Email Address		Phone Number	877-682-4791	

Dates, Titles and/or Positions Held (starting with most recent and working backwards)				
From Date	To Date	Title or Position	Annual compensation & value	Reason for Leaving
4/2009	2/2016	CFO	[REDACTED]	

* Make additional copies and attach additional pages as necessary.

Schedule 6: Former (no longer active) Officers, Directors/Partners and Trustees

Provide the following information for all officers, directors/partners and trustees who are no longer actively involved with Applicant but who held a position during the last ten (10) year period.

Name and Home Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
JOEL		DAUM		
Address Line 1				
Address Line 2				
Address Line 3				
Applicant Address				
Applicant Name: MOUNT AIRY #1, LLC		most recent Title or Position: CFO		
Address Line 1: 312 WOODLAND ROAD		Address Line 2		
Address Line 3		City: MOUNT POCONO	State/Province: PA	Postal Code: 18344
Country: USA	Email Address		Phone Number: 877-682-4791	Fax Number
Dates, Titles and/or Positions Held (starting with most recent and working backwards)				
From Date	To Date	Title or Position	Annual compensation & value	Reason for Leaving
4/2007	11/2008	CFO		

* Make additional copies and attach additional pages as necessary.

Schedule 5: Former (no longer active) Officers, Directors/Partners and Trustees

Provide the following information for all officers, directors/partners and trustees who are no longer actively involved with Applicant but who held a position during the last ten (10) year period.

Name and Home Address				
First Name	ANTHONY	Middle Name	Last Name	CEDDIA
		Suffix (Jr., Sr., etc.)		
Address Line 1				
Address Line 2				
Address Line 3				
Applicant Address				
Applicant Name			most recent Titles or Positions	
MOUNT AIRY #1, LLC			TRUSTEE	
Address Line 1			Address Line 2	
312 WOODLAND ROAD				
Address Line 3			City	State/Province
			MOUNT POCONO	PA
			Postal Code	18344
Country	Email Address		Phone Number	Fax Number
USA			877-682-4791	
Dates, Titles and/or Positions Held (starting with most recent and working backwards)				
From Date	To Date	Title or Position	Annual compensation & value	Reason for Leaving
2/2008	5/2011	TRUSTEE		

* Make additional copies and attach additional pages as necessary.

Schedule 5: Former (no longer active) Officers, Directors/Partners and Trustees

Provide the following information for all officers, directors/partners and trustees who are no longer actively involved with Applicant but who held a position during the last ten (10) year period.

Name and Home Address					
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth	
JOSEPH		D'AMATO		[REDACTED]	
Address Line 1 [REDACTED]					
Address Line 2 [REDACTED]					
Applicant Address					
Applicant Name	most recent Titles or Positions				
MOUNT AIRY #1, LLC	GENERAL MANAGER				
Address Line 1	Address Line 2				
312 WOODLAND ROAD					
Address Line 3	City	State/Province	Postal Code		
	MOUNT POCONO	PA	18344		
Country	Email Address	Phone Number	Fax Number		
USA		877-682-4791			
Dates, Titles and/or Positions Held (starting with most recent and working backwards)					
From Date	To Date	Title or Position	Annual compensation & value	Reason for Leaving	
2/2007	3/2009	GENERAL MANAGER	[REDACTED]		

* Make additional copies and attach additional pages as necessary

Schedule 7: Employees Earning Over \$250,000 in Annual Compensation From Applicant

Provide the following information for all employees earning over \$250,000 in annual compensation from applicant. Do not include persons already listed on Schedule 5.

Name and Home Address	City (to State)	Date of Birth
[Redacted]		

* Make additional copies and attach additional pages as necessary

Schedule 8: Bonus, Profit Sharing, Pension Retirement, Deferred Compensation & Similar Plans

Provide the following information and attach a description of plans as Appendix 3.

Plan
[Redacted]

* Make additional copies and attach additional pages as necessary.

Schedule 8: Bonus, Profit Sharing, Pension Retirement, Deferred Compensation & Similar Plans

Provide the following information and attach a description of plans as Appendix 3.

Plan	Description

* Make additional copies and attach additional pages as necessary.

Schedule 9: Stock Description (for C corporations, S-corporations, LLCs)

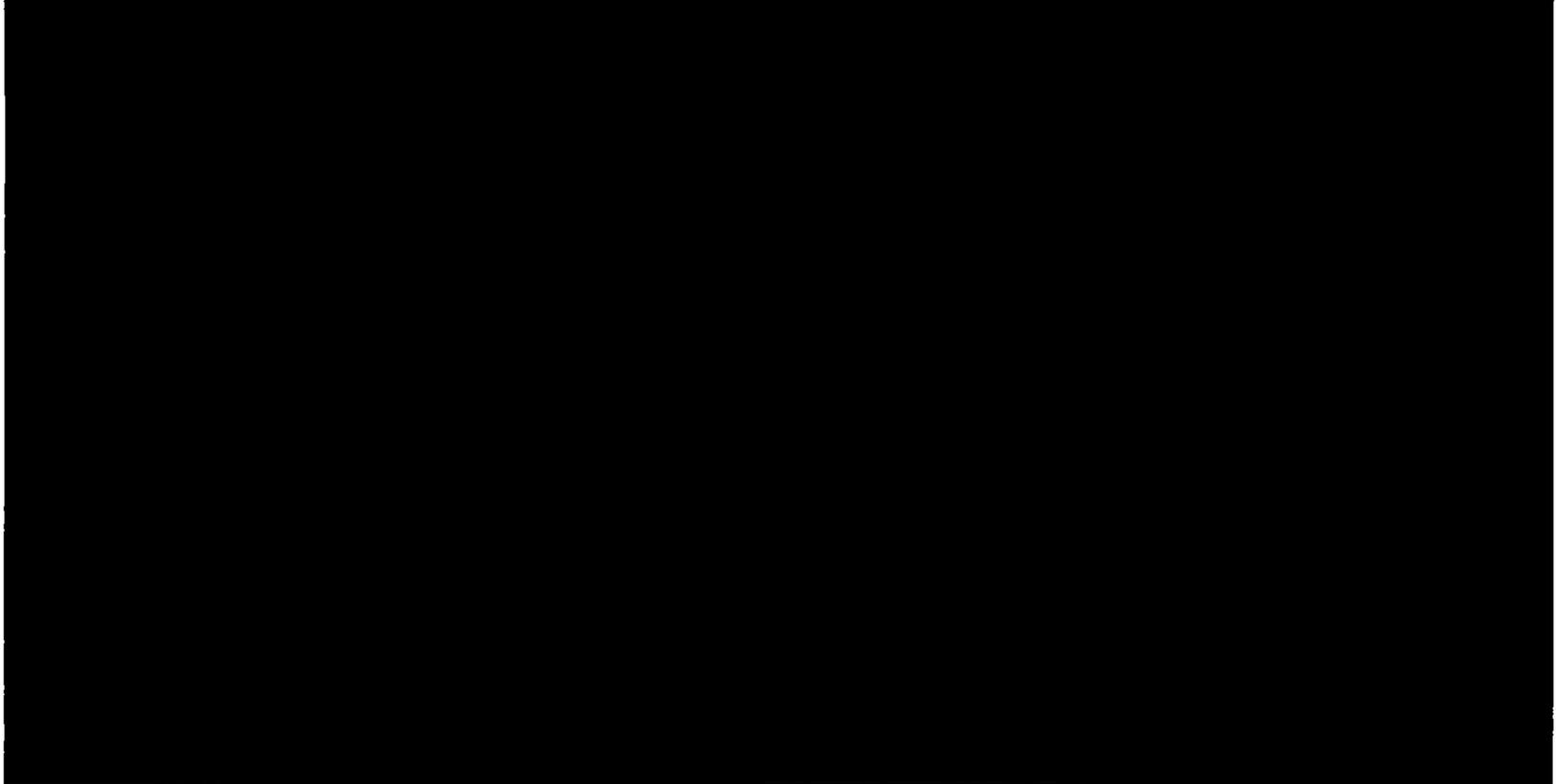
Provide the following information for all of applicant's stock.

Stock Types/Classes Inventory	

Schedule 10: Voting Shareholders or Members (for C corporations, S-corporations, LLCs)

Provide the following information for each person who has a controlling interest as that term is defined in §1103 of the Gaming Act.

Name and Home Address

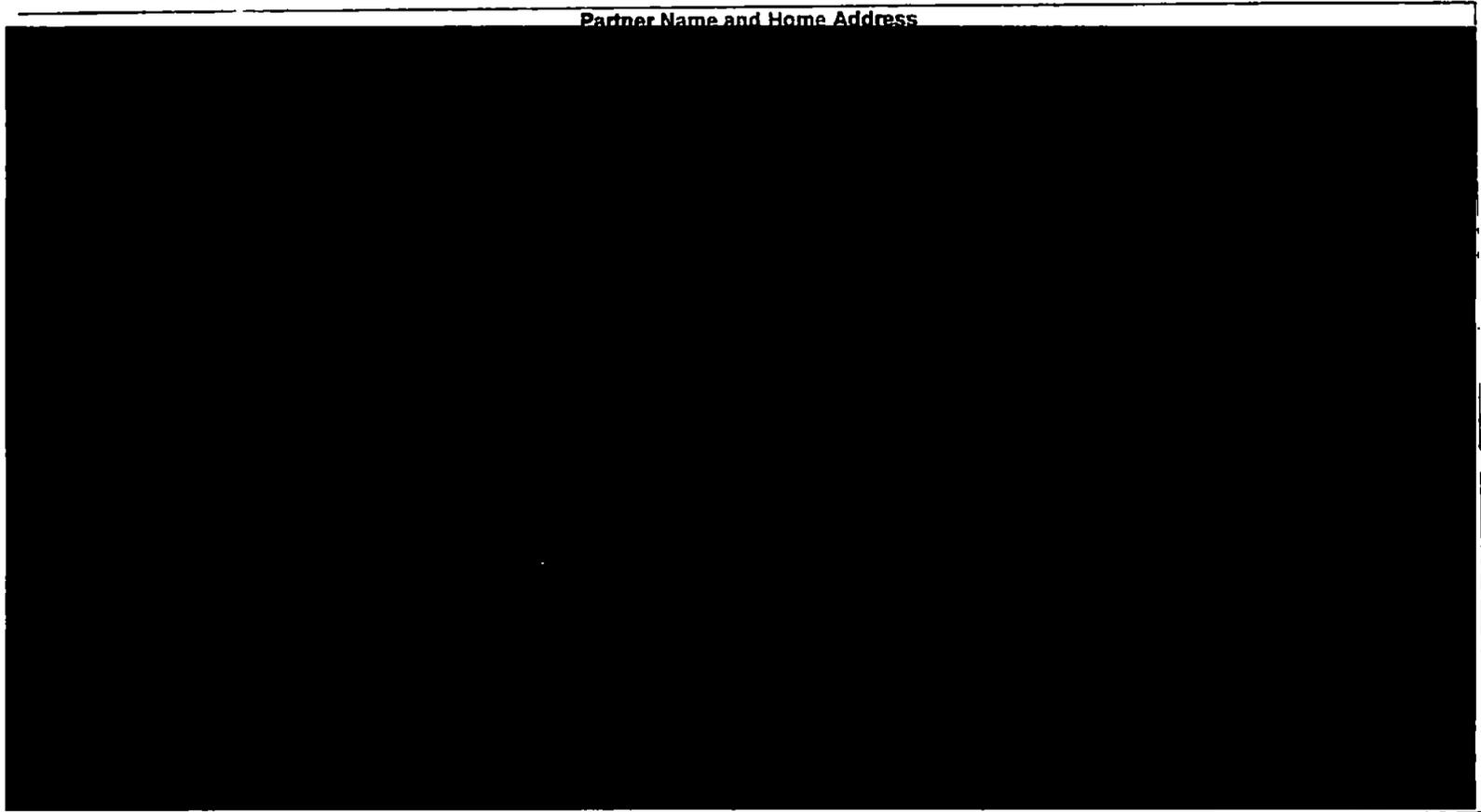


* Make additional copies and attach additional pages as necessary.

Schedule 10A: Interest of Current Partners (for Partnerships, LLPs, Limited Partnerships, LLCs)

Provide the following information for each partner.

Partner Name and Home Address



* Make additional copies and attach additional pages as necessary.

Schedule 10B: Interest of Former Partners (for Partnerships, LLPs, Limited Partnerships, LLCs)

Provide the following information for each former partner for the last ten (10) years.

Former Partner Name and Home Address
[Redacted]

* Make additional copies and attach additional pages as necessary.

Schedule 11: NON-Voting Shareholders or Members (for C corporations, S-corporations, LLCs)

Provide the following information for each person who has controlling interest as that term is defined in §1103 of the Gaming Act, 58 Pa. Code §401a.3.

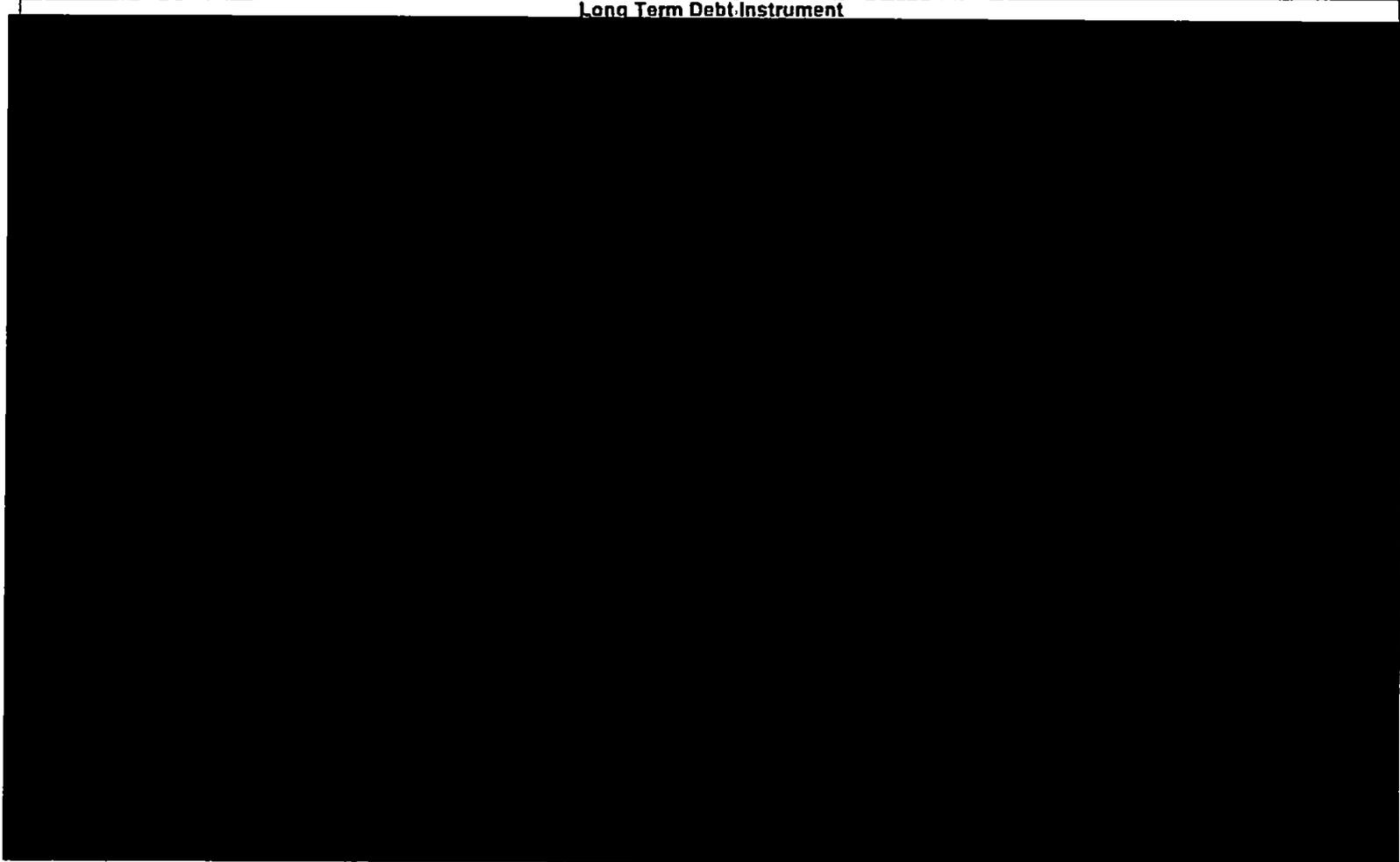
Name and Home Address
[Redacted]

* Make additional copies and attach additional pages as necessary.

Schedule 12: Long Term Debt

Describe the nature, type, covenants and priorities of all outstanding bonds, loans, mortgages, trust deeds, notes, debentures or other forms of indebtedness issued or executed (including loans made by shareholders), or to be issued or executed, by the applicant, which mature more than one year from the date of issuance or which, by their terms, are renewable for a period of more than one (1) year from the date of issuance. Attach description and documentation as Appendix 4.

Long Term Debt Instrument



Schedule 13: Holders of Long Term Debt

Provide the following information for each person or entity holding any outstanding bonds, loans, mortgages, trust deeds, notes, debentures or other forms of indebtedness executed or issued by applicant, which mature more than one (1) year from the date of issuance or which, by their terms, are renewable for a period of more than one (1) year from the date of issuance.

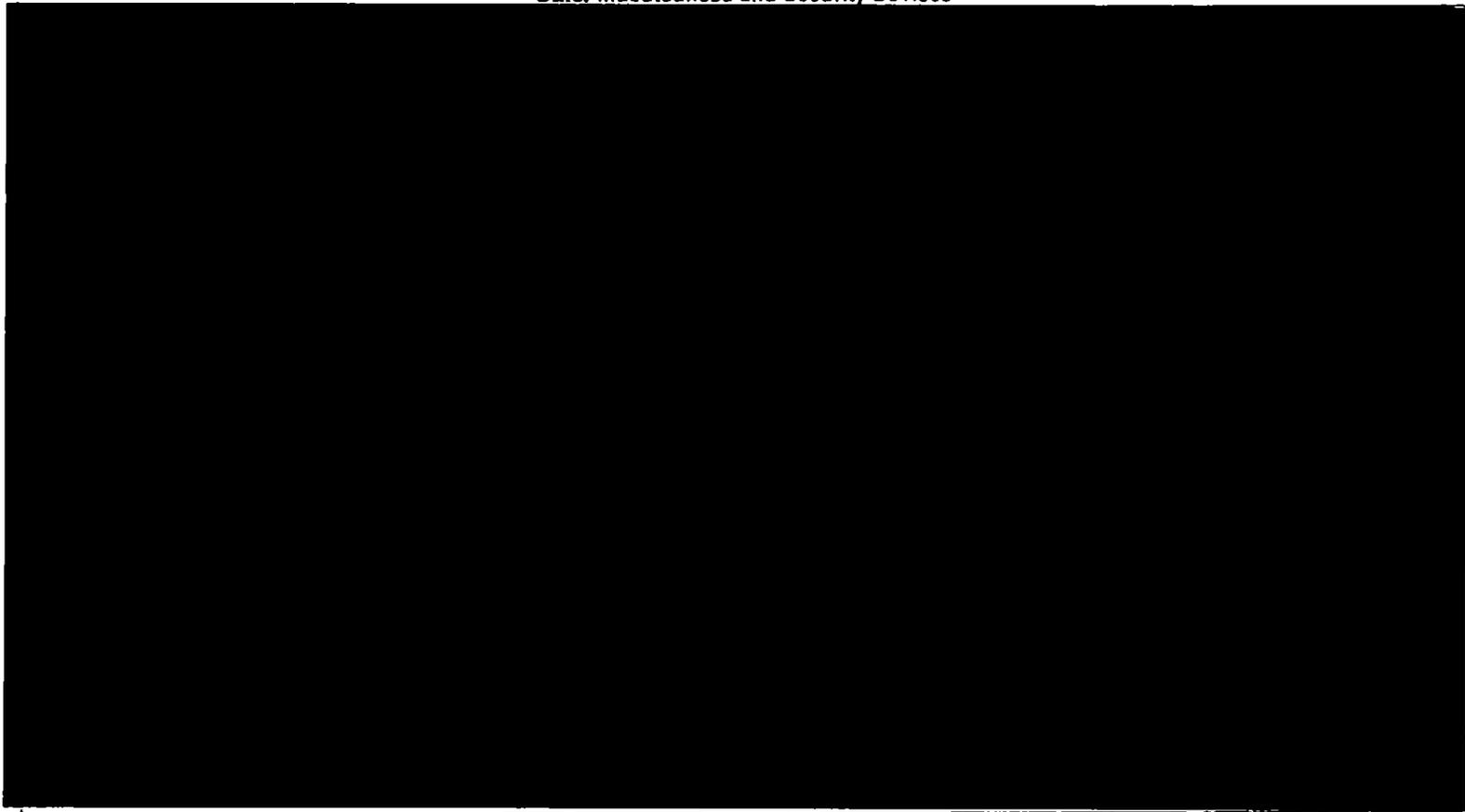
Name and Address	Principal Amount	Date of Maturity

* Make additional copies and attach additional pages as necessary.

Schedule 14: Other Indebtedness and Security Devices

Describe the nature, type, terms, conditions and covenants of all outstanding loans, mortgages, trust deeds, pledges, lines of credit, or other evidence of indebtedness or security devices utilized by applicant other than those described in Schedule 12. Attach description and documentation as Appendix 5.

Other Indebtedness and Security Devices



Schedule 15: Holder of Other Indebtedness

Provide the following information for each holder of any outstanding loan, mortgage, trust deed, pledge or other evidence of indebtedness or security devices utilized by applicant and described in response to schedule 14.

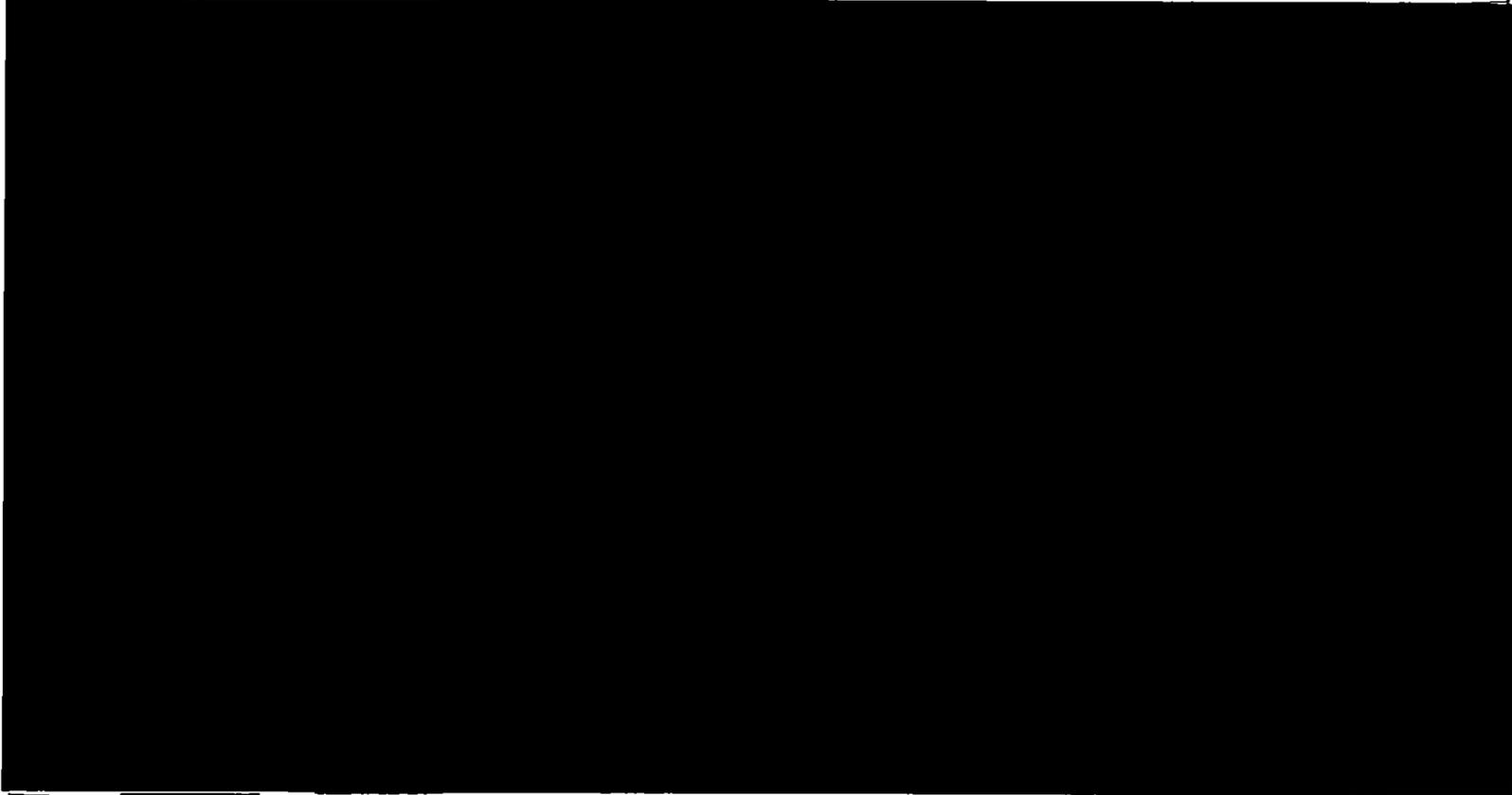
Name and Address	Suffix (Jr., Sr., etc.)	Date of Birth

* Make additional copies and attach additional pages as necessary.

Schedule 16: Securities Options

Provide the following information and attach as Appendix 6 a detailed description of any options existing or to be created with respect to securities issued by applicant which description shall include, but not be limited to, the title and amount of securities subject to option, the year or years during which the options were or will be granted, the conditions under which the options were or will be granted, the consideration for granting the option and the year or years during which, and the terms under which, optionees became or will become, entitled to exercise the options, and when such options expire. (OR include copies of any outstanding option plans or proxy statements that provide the requested information.) NOTE: For the purpose of this schedule, option shall mean right, warrant or option to subscribe to or purchase any securities issued by applicant.

Security Option



* Make additional copies and attach additional pages as necessary.

Schedule 17: Beneficial Owner of Options

Provide the following information for persons holding the options described in Schedule 16.

Option	Beneficial Owner Name and Home Address	Suffix (Jr., Sr., etc.)	Date of Birth

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
Entity Name Grantor Trust - II of Lisa A. DeNaples				

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
Entity Name Trust - II f/b/o Children of Margaret Mary Glodzik				
[Redacted Content]				

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
Entry Name Trust - II f/b/o Children of Nicholas DeNaples				

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

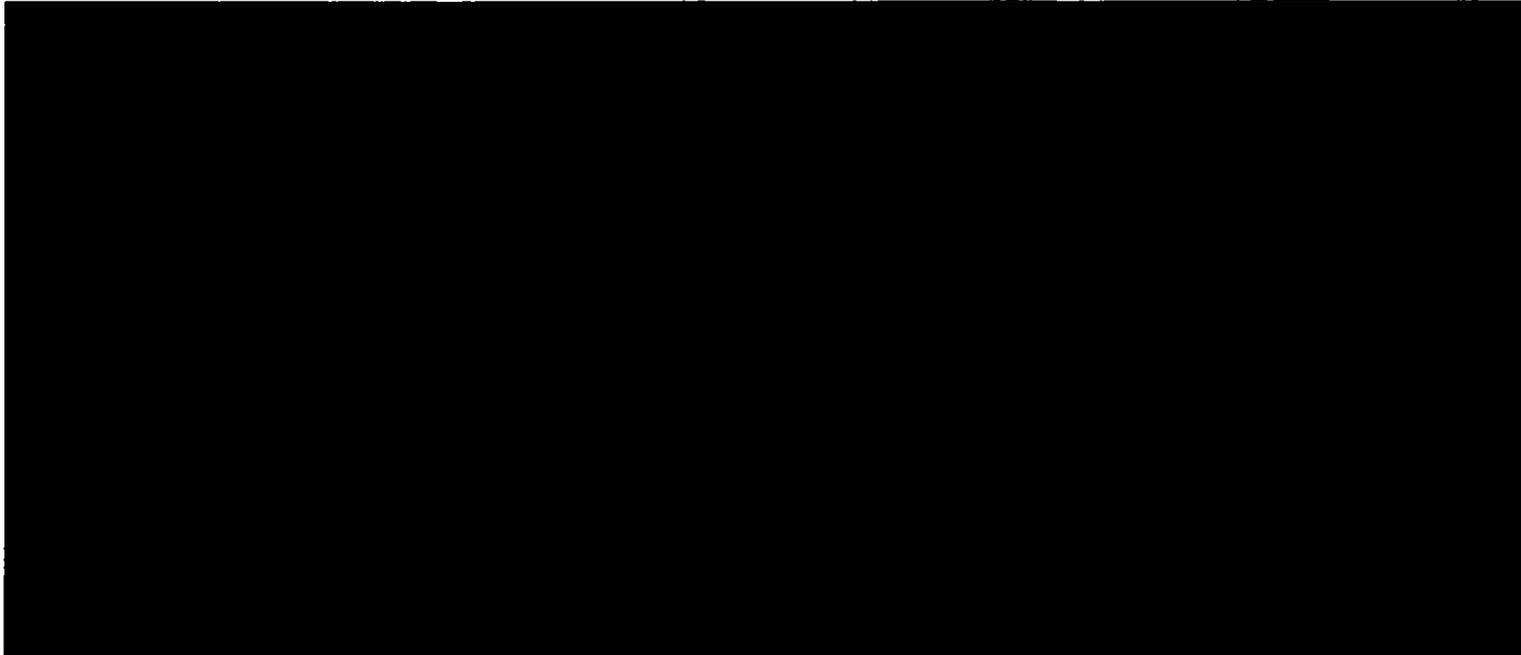
Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
Entity Name Grantor Trust - II of Dominica DeNaples				
Address Line 1				
Address Line 2				
Address Line 3				
Address Line 4				
Address Line 5				
Address Line 6				
Address Line 7				
Address Line 8				
Address Line 9				
Address Line 10				
Address Line 11				
Address Line 12				
Address Line 13				
Address Line 14				
Address Line 15				
Address Line 16				
Address Line 17				
Address Line 18				
Address Line 19				
Address Line 20				

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
Entity Name Grantor Trust - II of Anne DeNaples				



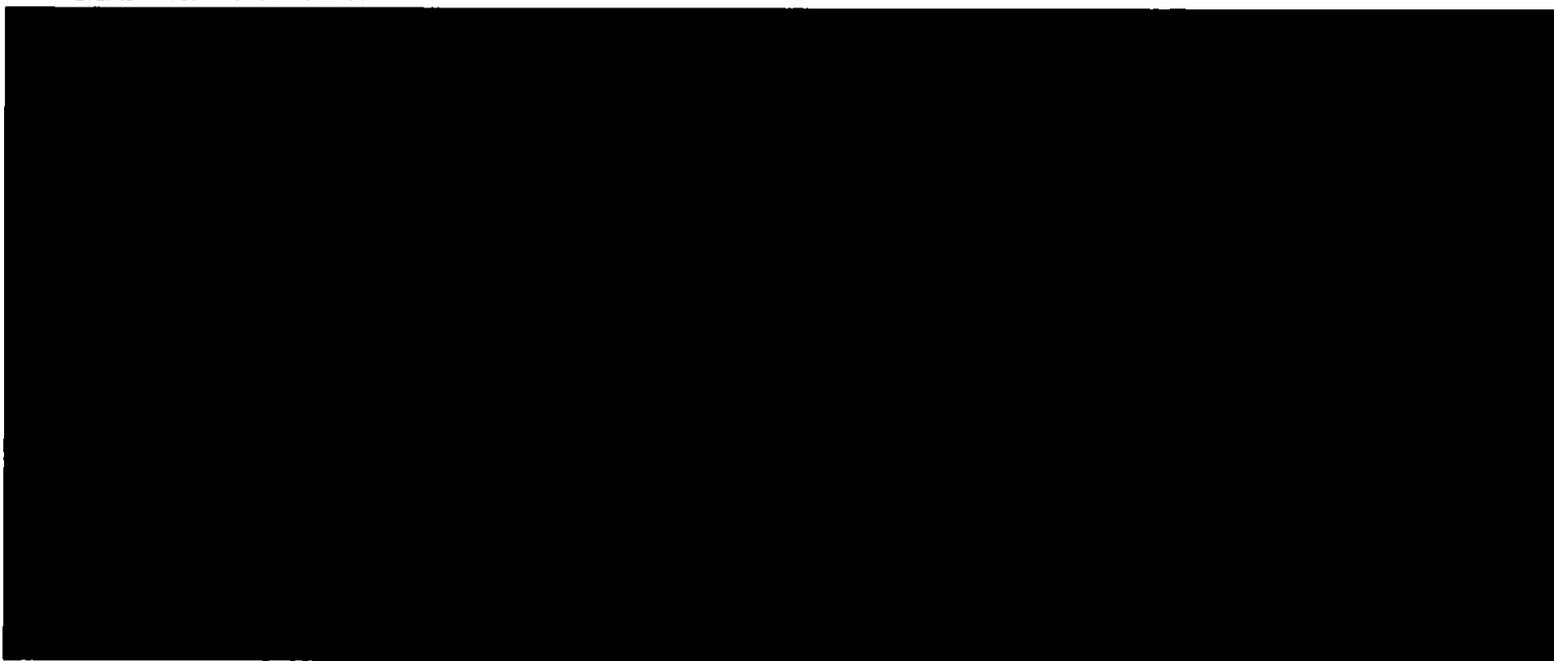
* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth

Entry Name
Grantor Trust - II of Donna Dileo



* Make additional copies and attach additional pages as necessary.

Schedule 1B: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
Entity Name Grantor Trust - II of Louis D. DeNaples, Jr				



* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
LOUIS	A.	DENAPLES		

* Make additional copies and attach additional pages as necessary

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
DONNA	DOMINICA	DILEO		

* Make additional copies and attach additional pages as necessary

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
ANN	ELIZABETH	GENTILE		

* Make additional copies and attach additional pages as necessary

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

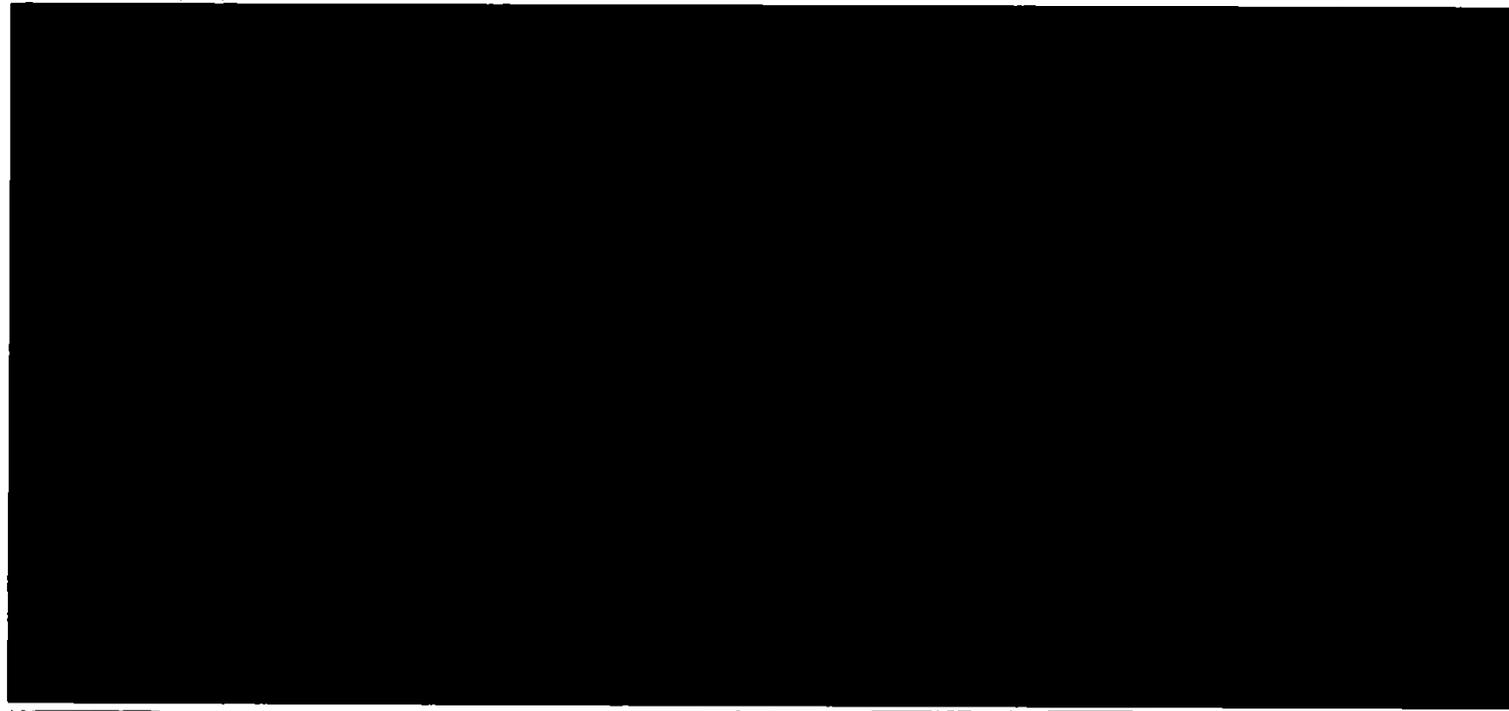
Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
DOMINICA	PIA	DENAPLES		

* Make additional copies and attach additional pages as necessary

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
LOUIS	A.	DENAPLES		



* Make additional copies and attach additional pages as necessary

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
ELIZABETH	M.	DENAPLES		

* Make additional copies and attach additional pages as necessary

Schedule 18: Other Principals

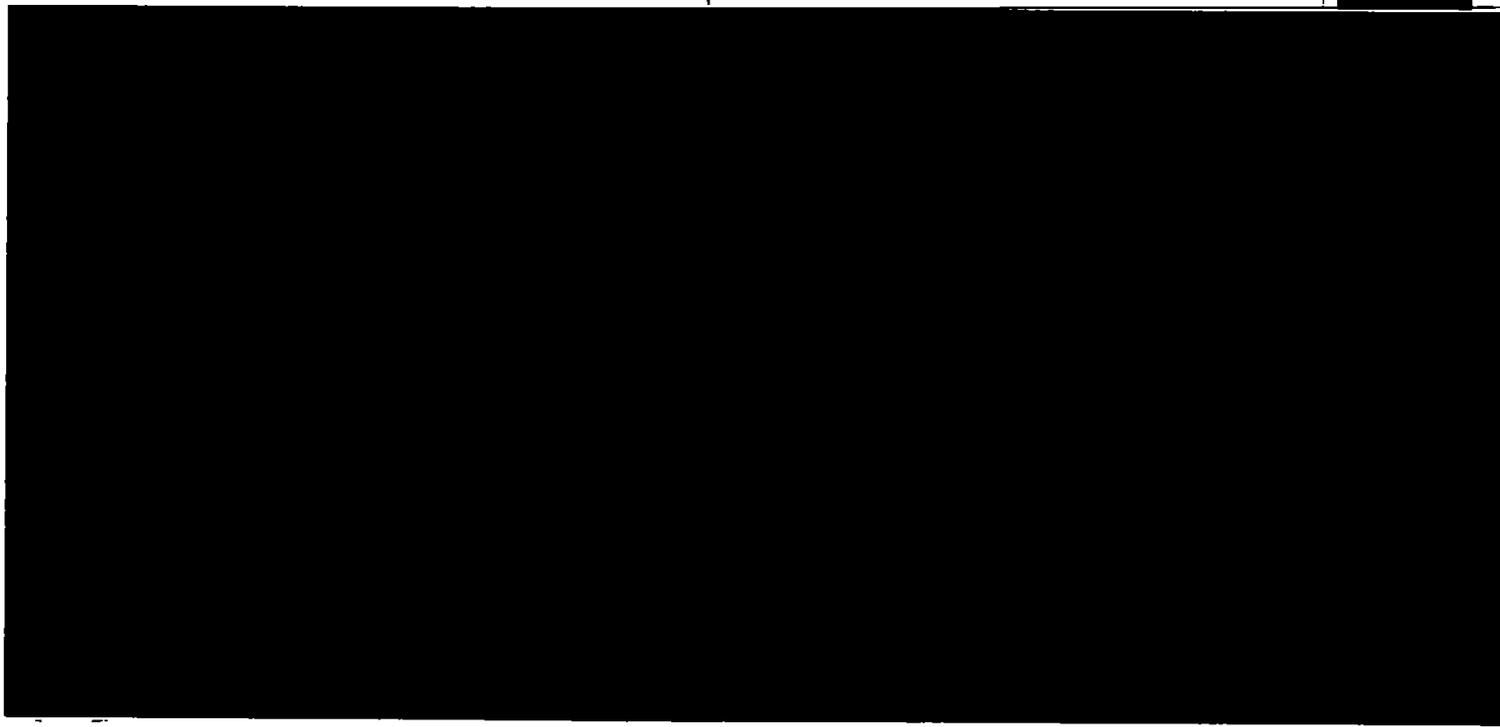
Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
PAUL	D	DENAPLES		

* Make additional copies and attach additional pages as necessary

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address			
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)
DOMINIQUE		DILEO	
			

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address			
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)
IZABELLA	S.	GLODZIK	

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address				
First Name	Minor Child #1	Middle Name	Last Name	Suffix (Jr., Sr., etc.)
Entity Name				
[REDACTED]				
Describe Nature, Type, Terms and Conditions of Interest in or Control Over Applicant				
[REDACTED]				

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address					
First Name	Minor Child #2	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
Entity Name					
[Redacted]					
Describe Nature, Type, Terms, and Conditions of Interest in or Control Over Applicant					
[Redacted]					

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address					
First Name	Minor Child #3	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
Entity Name					
[Redacted]					
Describe Nature, Type, Terms and Conditions of Interest in or Control Over Applicant					
[Redacted]					

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address					
First Name	Minor Child #4	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
[Redacted]					
[Redacted]					
[Redacted]					
Describe Nature, Type, Terms and Conditions of Interest In or Control Over Applicant					
[Redacted]					

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address					
First Name	Minor Child #5	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
Entity Name					
Ad	[REDACTED]				
Ad					
Co					
Describe Nature, Type, Terms and Conditions of Interest in or Control Over Applicant					
[REDACTED]					

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address					
First Name	Minor Child #7	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
[Redacted Name and Address Information]					
Describe Nature, Type, Terms and Conditions of Interest in or Control Over Applicant					
[Redacted Description of Interest]					

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address					
First Name	Minor Child #8	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
Entity Name					
[Redacted]					
Describe Nature, Type, Terms and Conditions of Interest In or Control Over Applicant					
[Redacted]					

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address					
First Name	Minor Child #9	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
Entity Name					
[Redacted]					
Describe Nature, Type, Terms and Conditions of Interest In or Control Over Applicant					
[Redacted]					

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

Name and Address				
First Name	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
Minor Child #11				
Entity Name				
[Redacted]				
Describe Nature, Type, Terms and Conditions of Interest in or Control Over Applicant				
[Redacted]				

* Make additional copies and attach additional pages as necessary.

Schedule 18: Other Principals

Provide the following information for all principals not otherwise disclosed on schedules 1, 5, 10, 10A, 11, 13 and 15. Include individuals and entities that have a 1% or greater indirect ownership interest in an applicant or licensee; however, individuals or entities who hold less than 5% of the voting securities of an applicant or licensee or an intermediary or holding company of an applicant or licensee that is a publicly traded company shall not be required to be licensed as a principal.

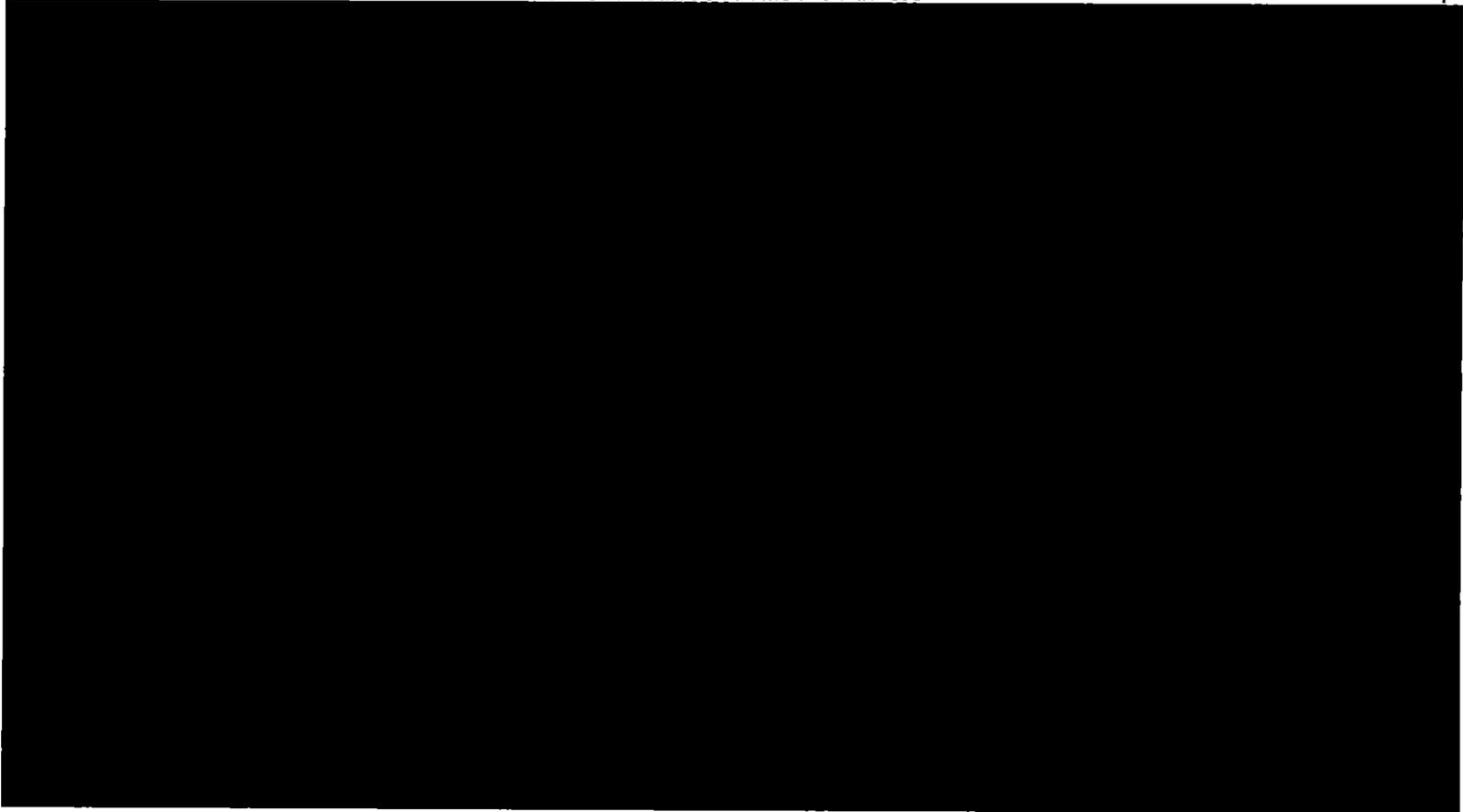
Name and Address					
First Name	Minor Child #12	Middle Name	Last Name	Suffix (Jr., Sr., etc.)	Date of Birth
[Redacted Name and Address Information]					
Describe Nature, Type, Terms and Conditions of Interest in or Control Over Applicant					
[Redacted Description of Interest]					

* Make additional copies and attach additional pages as necessary.

Schedule 19: Financial Institutions

Provide the following information with respect to each bank, savings and loan association or other financial institution, whether domestic or foreign, in which applicant has or has had an account over the last ten (10) year period regardless of whether such account was held in the name of applicant, a nominee of applicant or was otherwise under the direct or indirect control of applicant.

Financial Institution Name and Address



* Make additional copies and attach additional pages as necessary.

Schedule 20: Contracts

Provide the following information with respect to all contracts or agreements (whether written or oral) that applicant has entered into within the past six (6) months, for goods and/or services in excess of \$100,000. Contracts and agreements disclosed elsewhere in this application need not be provided on this schedule.

Name and Address	Federal Employee Identification Number/tax identification number/social security number

Schedule 21: Stock Held by Applicant

Provide the following information with respect to each company in which applicant holds stock.

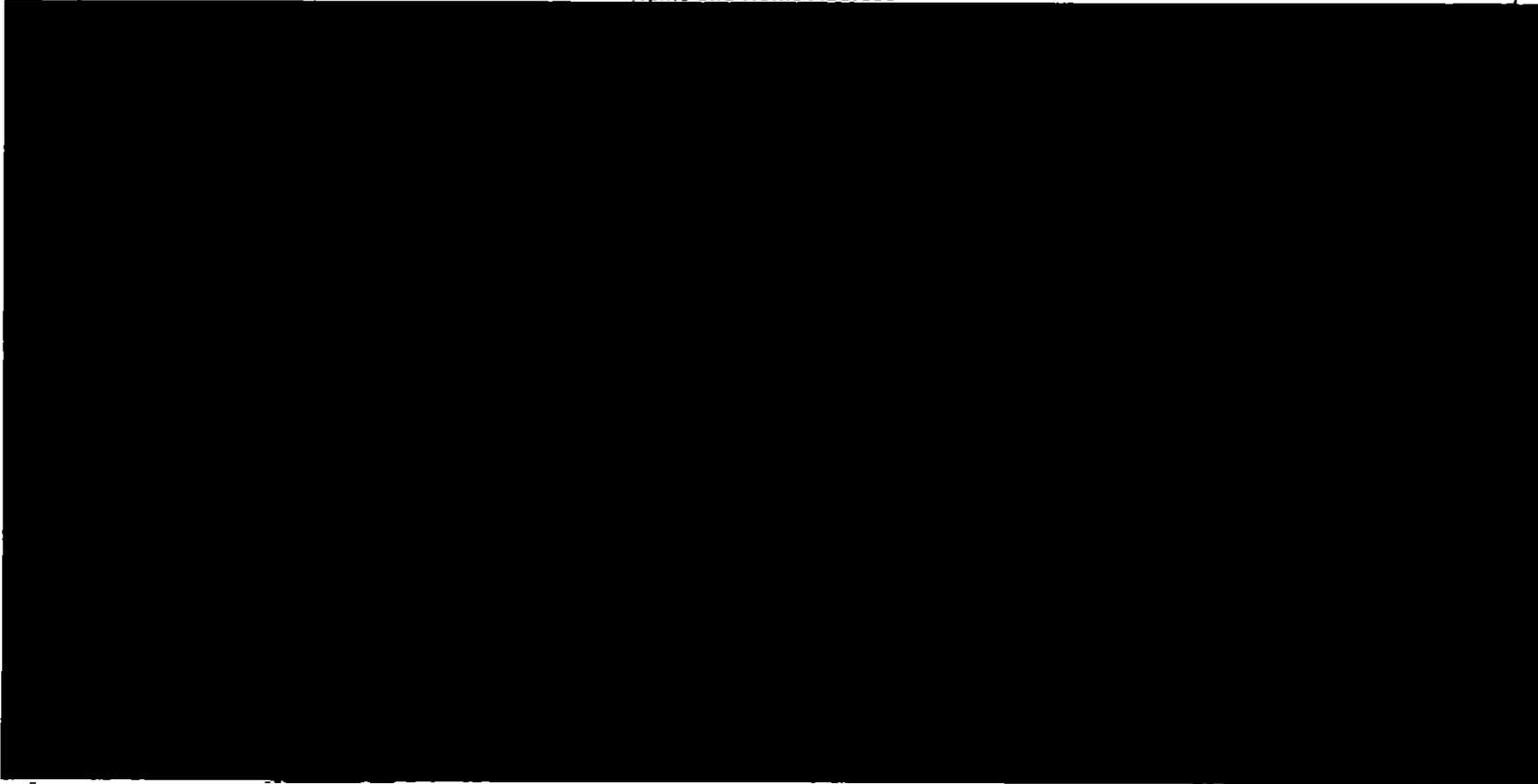
Name & Address of Company	Type of Stock Held	Exchange	Purchase Price per Share	Number of Shares Held	% of Ownership if More than 5%	terms, conditions, rights and privileges	Voting?
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Schedule 22: Insider Transactions

Provide the following information for each change in the beneficial ownership of the equity securities of applicant on the part of any person who is indirectly or directly a beneficial owner of more than ten percent (10%) of any class of an equity security of applicant or who is or was within that period a director or officer of applicant that occurred within the five (5) years preceding this application. (Include changes resulting from (a) gift, (b) purchase, (c) sale, (d) exercise of an option to purchase, (e) exercise of an option to sell, (f) grant or receipt of a put or (g) grant or receipt of a call.)

Name and Home Address



* Make additional copies and attach additional pages as necessary.

Schedule 23: Criminal History

If Applicant answered YES to questions 1, 1A or 1B on page 4, provide the following information:

Criminal History Incident						
Name of Case & Docket Number	Nature of Charge or Complaint	Date of Charge or Complaint	Disposition (Acquitted, Convicted, Dismissed, Etc.)	Name and Address of Law Enforcement Agency or Court Involved	Sentence	name of officer, director/partner, trustee or Key Employee
	Does Not Apply					

Schedule 24: Testimony, Investigations or Polygraphs

If Applicant Answered YES to question 2 on page 4, provide the following information:

Testimony, Investigation or Polygraph Incident



Schedule 25: Existing Litigation

Provide the following information and attach as Appendix 7 a description of all existing civil litigation to which applicant, its parent, affiliate, or subsidiary is presently a party, whether in this Commonwealth or in another jurisdiction. Do not include any litigation in which the damages may not reasonably be expected to exceed \$100,000 or litigation in which damages may be expected to exceed \$100,000, but which involves claims against applicant which are fully and completely covered under an insurance policy held by the applicant with a licensed insurance carrier. This description must include the title and docket number of the litigation, the name and location of the court before which it is pending, the identity of all parties to the litigation and the general nature of all claims being made.

Existing Litigation	
Name of Case and Docket Number DOES NOT APPLY	Location and Name of Court before which litigation is pending
Names of all parties to litigation	
Nature of the claims	
Existing Litigation	
Name of case and docket number	Location and Name of Court before which litigation is pending
Names of all parties to litigation	
Nature of the claims	

Schedule 26: Antitrust, Trade Regulation & Security Judgments; Statutory and Regulatory Violations

If applicant answered YES to questions 3 or 4 on page 4, provide the following information:

Violation		
Name of Case & Docket Number	Date of Judgment, Order or decree	Name and Address of Agency or Court Involved
Does Not Apply		
Nature of Offense		
Disposition <input type="checkbox"/> Acquitted <input type="checkbox"/> Convicted <input type="checkbox"/> Dismissed <input type="checkbox"/> Other		
Nature of Judgment, Decree or Order		
Violation		
Name of Case & Docket Number	Date of Judgment, Order or decree	Name and Address of Agency or Court Involved
Nature of Offense		
Disposition <input type="checkbox"/> Acquitted <input type="checkbox"/> Convicted <input type="checkbox"/> Dismissed <input type="checkbox"/> Other		
Nature of Judgment, Decree or Order		

Schedule 27: Bankruptcy or Insolvency Proceedings

If applicant answered YES to questions 5, 6 and/or 7 on page 4, provide the following:

Bankruptcy or Insolvency Proceedings			
Name of Case & Docket Number	Date Petition Filed or Relief Sought	Name and Address of Agency or Court Involved	
Does Not Apply	Date Judgment or Relief Entered	Name of Court Appointed Receiver, agent or trustee	Date Receiver, agent or trustee appointed
	Nature of Judgment or Relief		

Schedule 28: Non-Gaming Licenses and Permits

If Applicant answered YES to question 8 on page 5, provide the following information for the last ten (10) year period:

Applicant Licensing (Government Issued - Non-gaming)					
Type of License or Permit	Name and Location of Government Agency	Application Number	Disposition	Date of Disposition	If Granted, provide the license/permit number and expiration date. If Denied, Pending, Expired, Suspended, Conditioned, Withdrawn or Revoked, provide details.
Liquor (Restaurant)	Pennsylvania Liquor Control Board		<input checked="" type="checkbox"/> Granted <input type="checkbox"/> Denied <input type="checkbox"/> Pending <input type="checkbox"/> Expired <input type="checkbox"/> Suspended <input type="checkbox"/> Conditioned <input type="checkbox"/> Withdrawn <input type="checkbox"/> Revoked	10/1/17	R21492 expires: 9/30/18
Liquor (Hotel)	Pennsylvania Liquor Control Board		<input checked="" type="checkbox"/> Granted <input type="checkbox"/> Denied <input type="checkbox"/> Pending <input type="checkbox"/> Expired <input type="checkbox"/> Suspended <input type="checkbox"/> Conditioned <input type="checkbox"/> Withdrawn <input type="checkbox"/> Revoked	10/1/17	H6265 expires: 9/30/18
Liquor (Golf Course)	Pennsylvania Liquor Control Board		<input checked="" type="checkbox"/> Granted <input type="checkbox"/> Denied <input type="checkbox"/> Pending <input type="checkbox"/> Expired <input type="checkbox"/> Suspended <input type="checkbox"/> Conditioned <input type="checkbox"/> Withdrawn <input type="checkbox"/> Revoked	10/1/17	PGR320 expires: 9/30/18
Sales Tax (Retail)	Pennsylvania Department of Revenue		<input checked="" type="checkbox"/> Granted <input type="checkbox"/> Denied <input type="checkbox"/> Pending <input type="checkbox"/> Expired <input type="checkbox"/> Suspended <input type="checkbox"/> Conditioned <input type="checkbox"/> Withdrawn <input type="checkbox"/> Revoked		

Schedule 29: Gaming Licenses and Permits

If Applicant answered YES to question 9 on page 5 provide the following information for the last ten (10) year period:

Applicant Licensing (Government Issued -Gaming)					
Type of License or Permit	Name and Location of Government Agency	Application Number	Disposition	Date of Disposition	If granted; provide the license/permit number and expiration date. If DENIED, PENDING, EXPIRED, SUSPENDED, CONDITIONED, WITHDRAWN OR REVOKED, provide details.
Category 2 License	PGCB	1311	<input checked="" type="checkbox"/> Granted <input type="checkbox"/> Denied <input type="checkbox"/> Pending <input type="checkbox"/> Expired <input type="checkbox"/> Suspended <input type="checkbox"/> Conditioned <input type="checkbox"/> Withdrawn <input type="checkbox"/> Revoked	last renewed August 10, 2016	#1311
Vendor Registration	NJ Casino Control Commission		<input checked="" type="checkbox"/> Granted <input type="checkbox"/> Denied <input type="checkbox"/> Pending <input type="checkbox"/> Expired <input type="checkbox"/> Suspended <input type="checkbox"/> Conditioned <input type="checkbox"/> Withdrawn <input type="checkbox"/> Revoked		Vendor ID # 88462
			<input type="checkbox"/> Granted <input type="checkbox"/> Denied <input type="checkbox"/> Pending <input type="checkbox"/> Expired <input type="checkbox"/> Suspended <input type="checkbox"/> Conditioned <input type="checkbox"/> Withdrawn <input type="checkbox"/> Revoked		
			<input type="checkbox"/> Granted <input type="checkbox"/> Denied <input type="checkbox"/> Pending <input type="checkbox"/> Expired <input type="checkbox"/> Suspended <input type="checkbox"/> Conditioned <input type="checkbox"/> Withdrawn <input type="checkbox"/> Revoked		

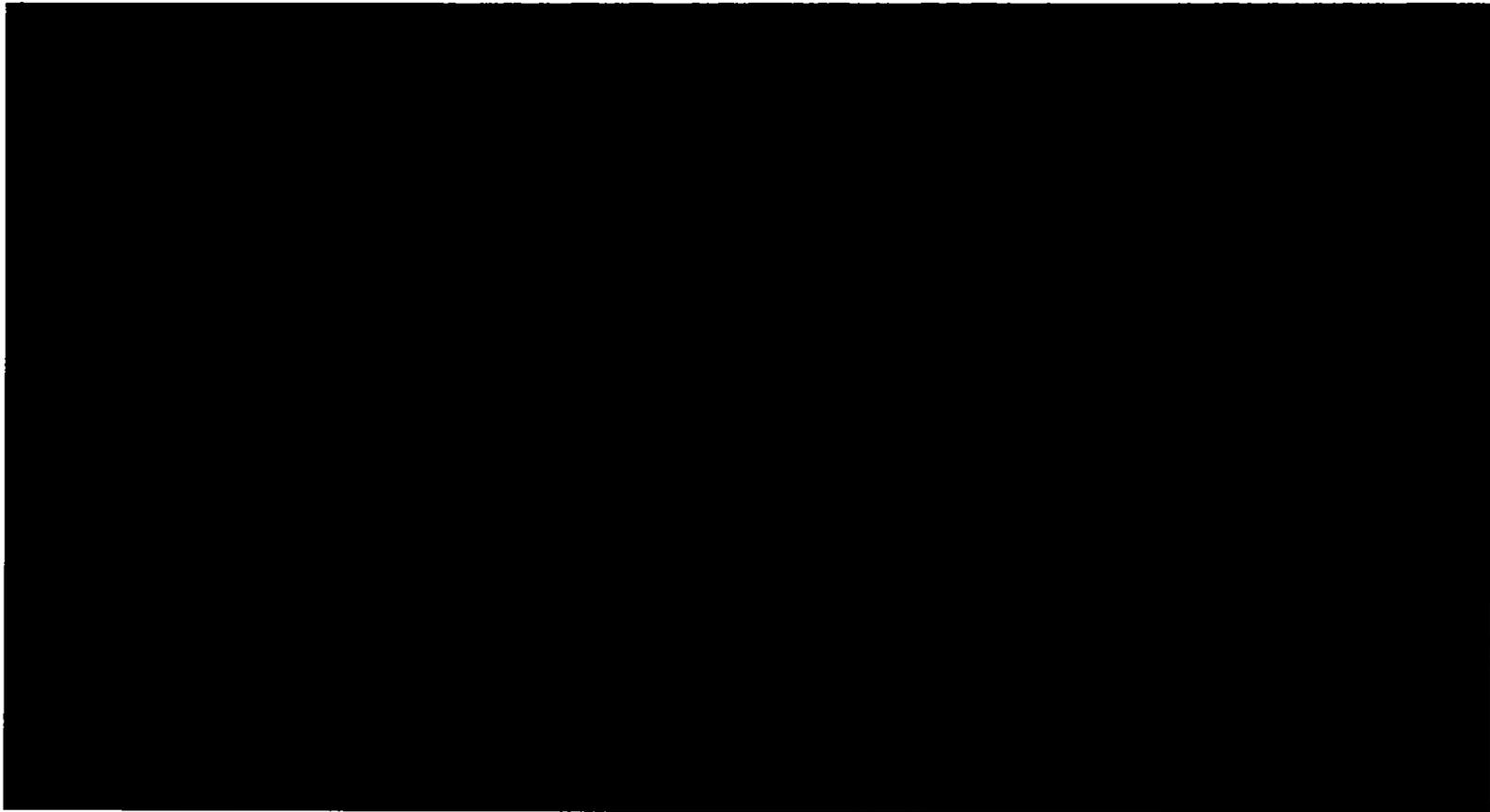
Schedule 30: Applicant's Contributions and Disbursements

If Applicant answered YES to any of questions 10 through 16 on pages 5 and 6, provide the following information for any present or former directors, officers, employees or third parties who would have knowledge or information of the contributions and/or disbursements during the last ten (10) year period

Also provide the name, address, date formed and officers of any political action committee during the last ten (10) year period. provide copies of any reports filed by the committee during the last five (5) years, whether federal or state.

If "independent expenditures" have been made, provide a detailed list showing: 1-Date made, 2-recipient of the expenditure, 3-Amount of the expenditure 4-The election it was intended to influence.

Name and Address



Schedule 31: Business Background Part 1

<p align="center">Description of Present Business</p> <p>Mount Airy #1, LLC is currently the owner and operator of the Mount Airy Casino Resort located in Mount Pocono, Pennsylvania.</p>
<p align="center">Description of Competitive Conditions</p> <p>The casino industry in the Northeast United States is highly competitive.</p>
<p align="center">Principal Products Produced and/or Services Rendered</p> <p>Casino gaming, including slot machines and table games, entertainment, food and beverage and special events.</p>
<p align="center">Availability of Raw Materials, Critical Technology & Employees</p> <p>Mount Airy utilizes the latest technology in its offerings to its patrons and internally to provide the best entertainment experience to its customers.</p>
<p align="center">Intellectual Property Owned by Applicant & Importance to Business</p> <p>The "Mount Airy" brand is critical to the operation of its business.</p>

Schedule 32: Business Background Part 2

<p align="center">Description of Business Developments Including Bankruptcy, Receivership or Similar Proceedings</p> <p>None</p>
<p align="center">Description of Any Other Material Reorganization, Readjustment or Succession of Applicant or Any of its Subsidiaries OR Acquisitions</p> <p>None.</p>
<p align="center">History of Previous Business Conducted by Applicant</p> <p>None.</p>



**Pennsylvania Gaming Control Board
Licensed Entity Representation Registration**

A Licensed Entity Representative includes any person acting on behalf of or representing the interest of any applicant, licensee, permittee or registrant, including but not limited to an attorney (outside counsel representing the applicant/licensee), agent or lobbyist regarding any matter which may reasonably be expected to come before the Pennsylvania Gaming Control Board ("PGCB"). Please include representatives from law firms, public relations firms, representatives from government relations firms and traffic experts. If any law firms were sub-contracted, individuals from these firms who directly represented the applicant/licensee must also complete this form.

NAME: Same persons currently listed on
FIRM: PGCB website
ADDRESS: _____
CITY: _____
STATE AND ZIP CODE: _____
TELEPHONE: _____
ENTITY REPRESENTED: _____

Pursuant to 4 Pa.C.S., §1202.1(b), I am required to register as a licensed entity representative with the PGCB. I have an ongoing duty to regularly update this information and failure to do so could subject my firm and me to a penalty. I also acknowledge that by signing this document, all information contained herein will be made available for review by the public and that such information will be posted on the PGCB website pursuant to 4 Pa.C.S., §1202.1(3).

SIGNATURE: *Luis DeNiz* **DATE:** 10/9/18

Pennsylvania Political Contributions Form

In the chart below, provide the required information for all political contributions, monetary or in-kind, to a candidate for nomination or election to any public office in this Commonwealth, or to any political committee or state party in this commonwealth or to any group, committee or association organized in support of any such candidate, political committee or state party on or after the date your entity's application was submitted to the Pennsylvania Gaming Control Board (Board). The applicant or licensee must list political contributions by its affiliates, intermediaries, subsidiaries, holding companies, principals and key employees who hold similar gaming licenses in other jurisdictions. Do not include contributions to candidates for federal offices or to committees or groups organized solely in support of federal candidates.

If there is more than one contribution to the same candidate, political committee, state party, etc., separate entries must be listed for each contribution.

NOTE: If you need space for additional entries, please make additional copies of this form.

Date of Contribution	Name and Address of the Candidate, Political Committee or State Party, or Group, Committee or Association Organized in Support of such Candidate, Political Committee or State Party	Amount or Value of Contribution
	NONE	



 Signature of CEO/Authorized Signatory

10/9/18

 Date Signed

Lisa DeNaples, Owner

 Printed Name of CEO/Authorized Signatory – Title

*If a person other than the CEO of this entity is designated to execute this document, the Board must be provided with a resolution or an affidavit, certified as true and correct, identifying the individual so designated, authorizing that individual to execute the document on behalf of both the entity and the CEO.

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 1

Description of the business currently performed and the business intended to be performed in the Commonwealth. This information must be specific and must be organized around the topics shown in Schedules 31 and 32. Additionally, applicant must indicate the relationship between it and its affiliated entities as it relates to the business intended to be performed in the Commonwealth in the form of an organized chart with a narrative description.

Description of Present Business

Mount Airy #1, LLC is currently the owner and operator of the Mount Airy Casino Resort located in Mount Pocono, Pennsylvania

Description of Competitive Conditions

The casino industry in the Northeast United States is highly competitive, including the prospective location of Mount Airy's Category 4 licensed facility in Big Beaver Borough.

Principal Products Produced and/or Services Rendered

Casino gaming, including slot machines and table games, entertainment, food and beverage and special events.

Availability of Raw Materials, Critical Technology & Employees

Mount Airy utilizes the latest technology in its offerings to its patrons and internally to provide the best entertainment experience to its customers.

Intellectual Property Owned by Applicant & Importance to Business

The "Mount Airy" brand is critical to the operation of its business.

Description of Business Developments Including Bankruptcy, Receivership or Similar Proceedings

None

Description of Any Other Material Reorganization, Readjustment or Succession of Applicant or Any of its Subsidiaries OR Acquisitions

None

History of Previous Business Conducted by Applicant

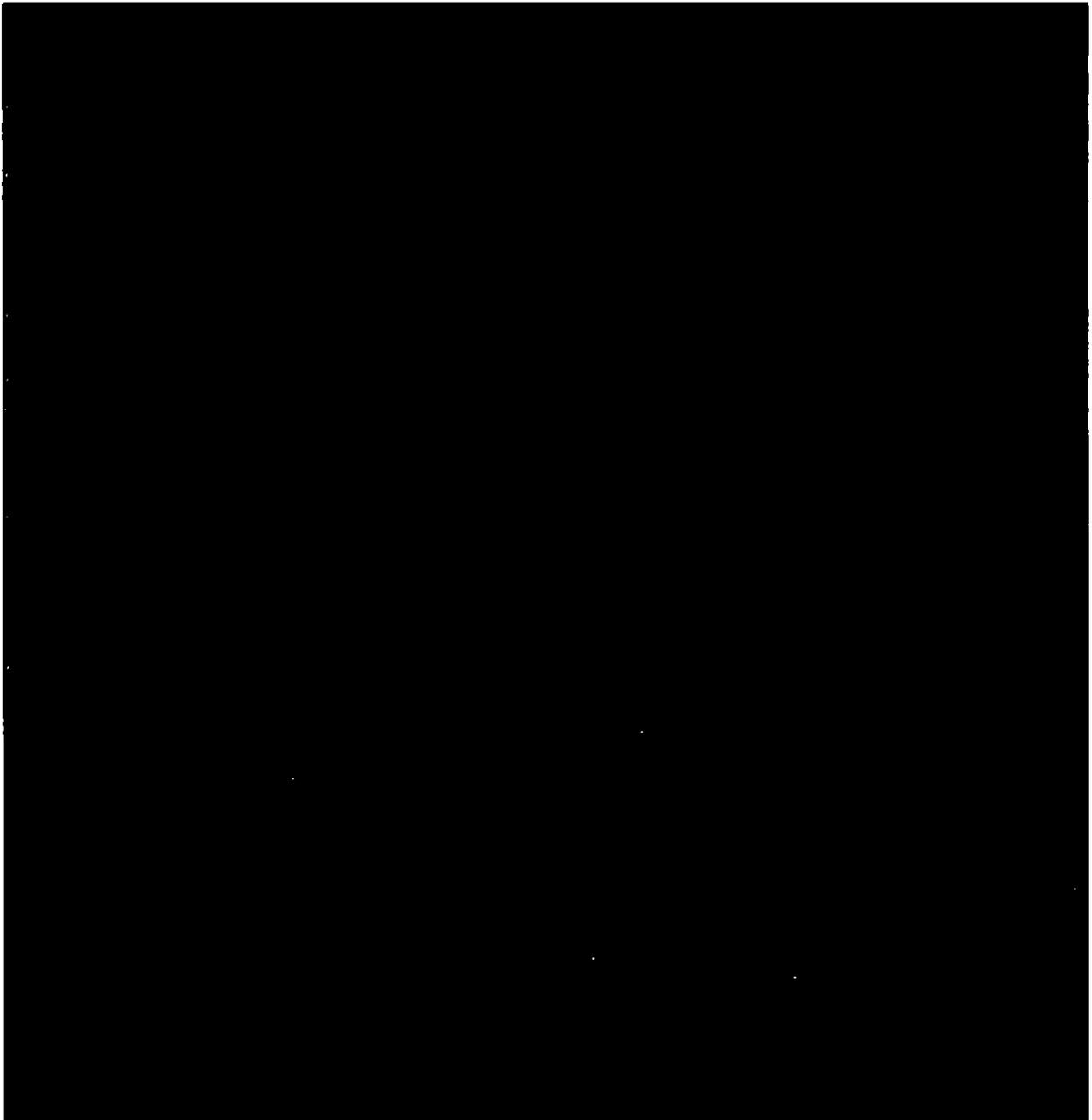
None

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 2

Description of any former business engaged in during the last ten (10) years and the reason for cessation of the business.

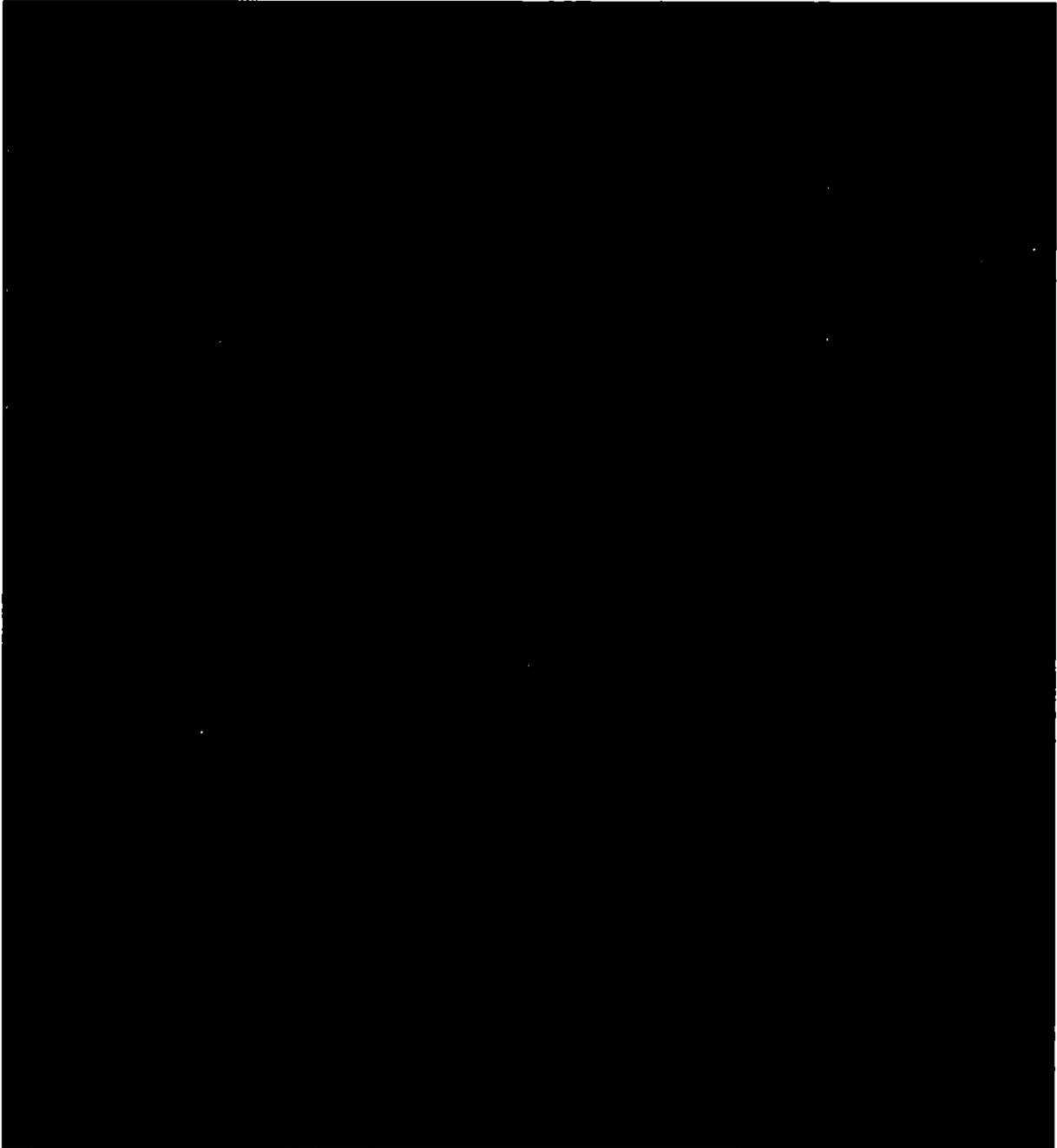


Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 3

Description of all bonus, profit sharing, pension, retirement, deferred compensation and similar plans. This information must be provided in addition to the information provided in Schedule 8.



Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 4

Description of long term debt. This information must be provided in addition to the information provided in Schedules 12 and 13.

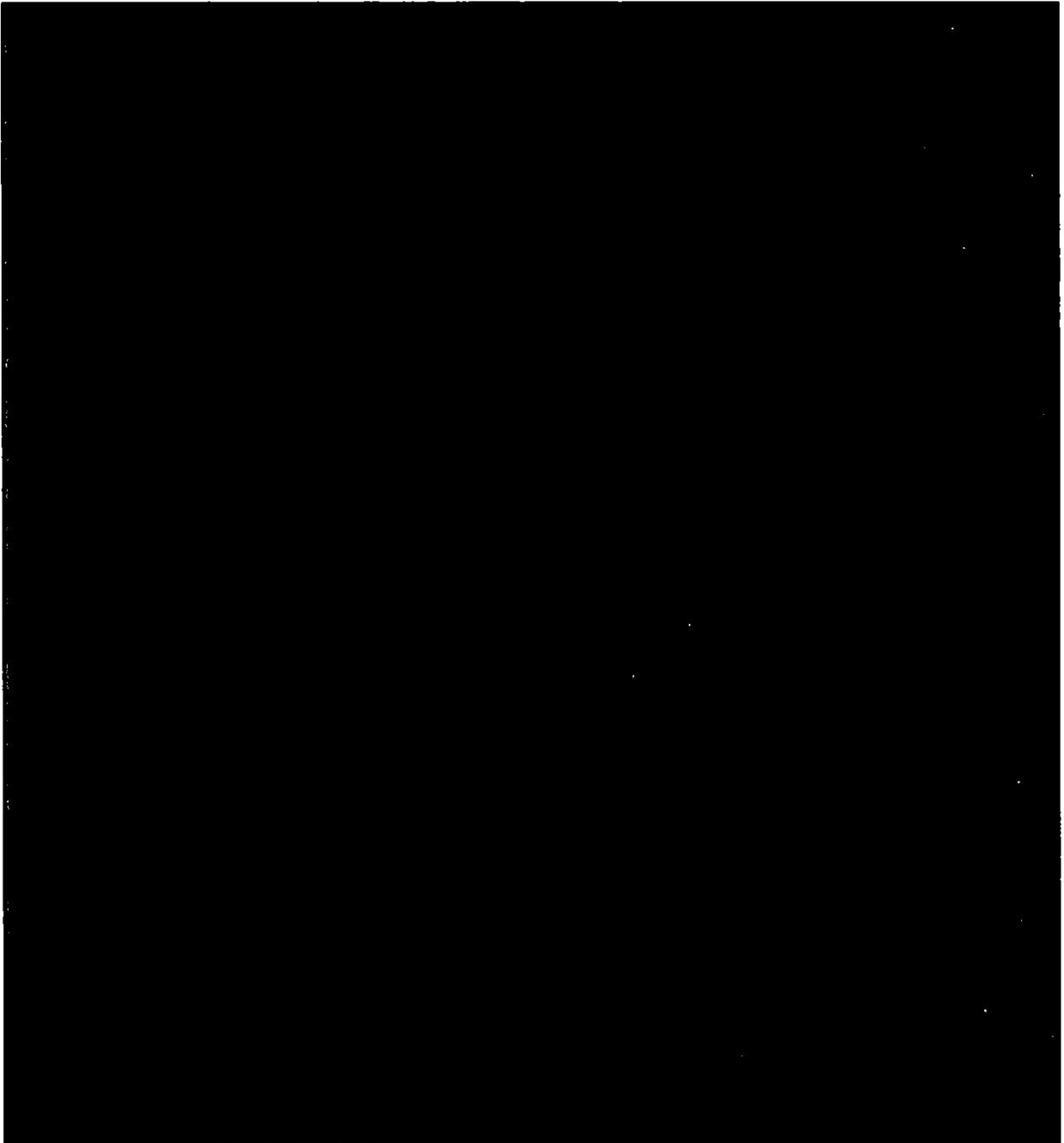


Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 5

Description of other indebtedness and security devices. This information must be provided in addition to the information provided in Schedules 14 and 15.

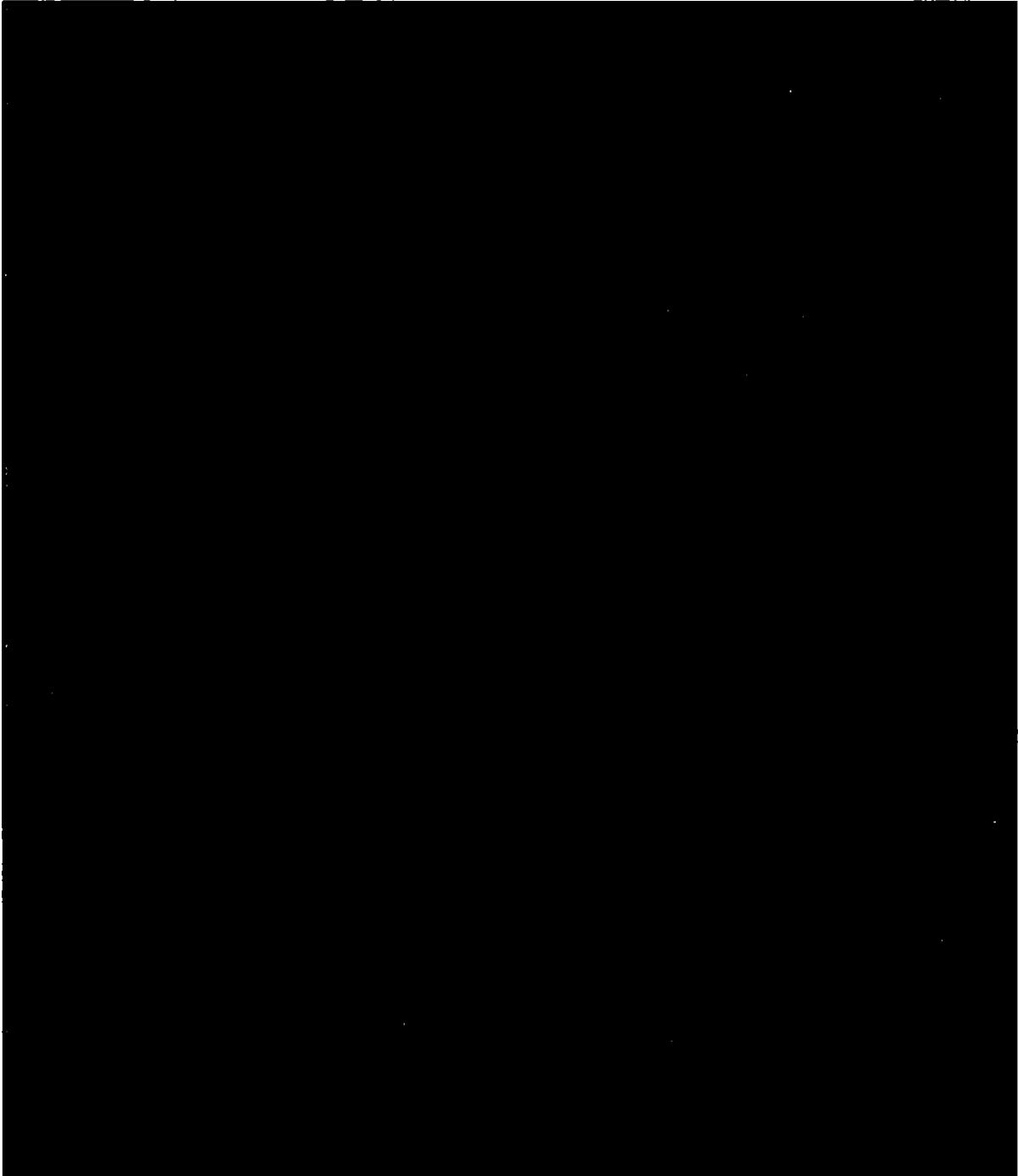


Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 6

Description of securities options. This information must be provided in addition to the information provided in Schedules 16 and 17.



Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 7

Description of existing litigation. This information must be provided in addition to the information provided in Schedule 25.

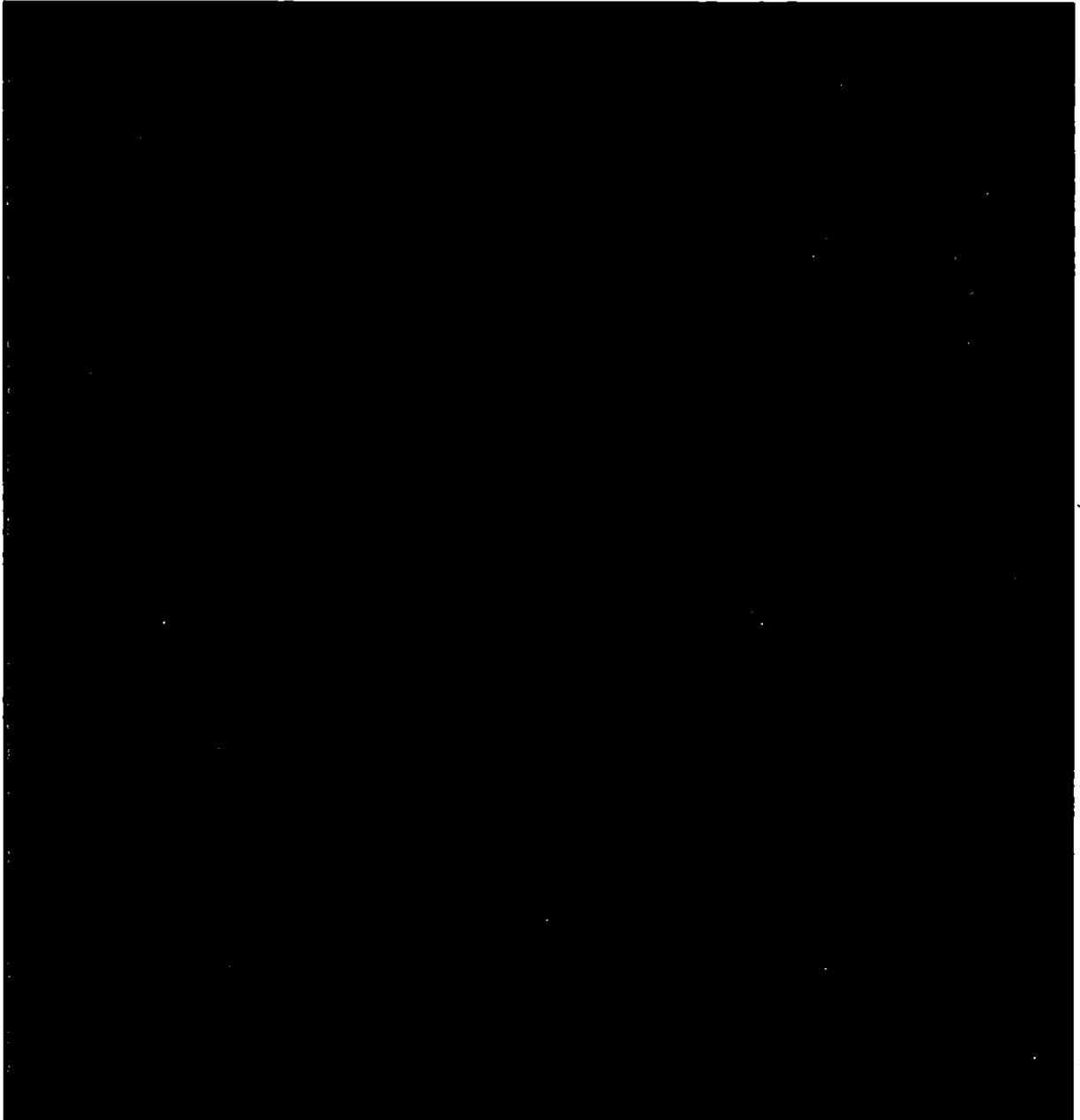
DOES NOT APPLY.

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 8

Audited financial statement for the last fiscal year. If the Applicant does not normally have its financial statements audited, attach unaudited financial statements. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.

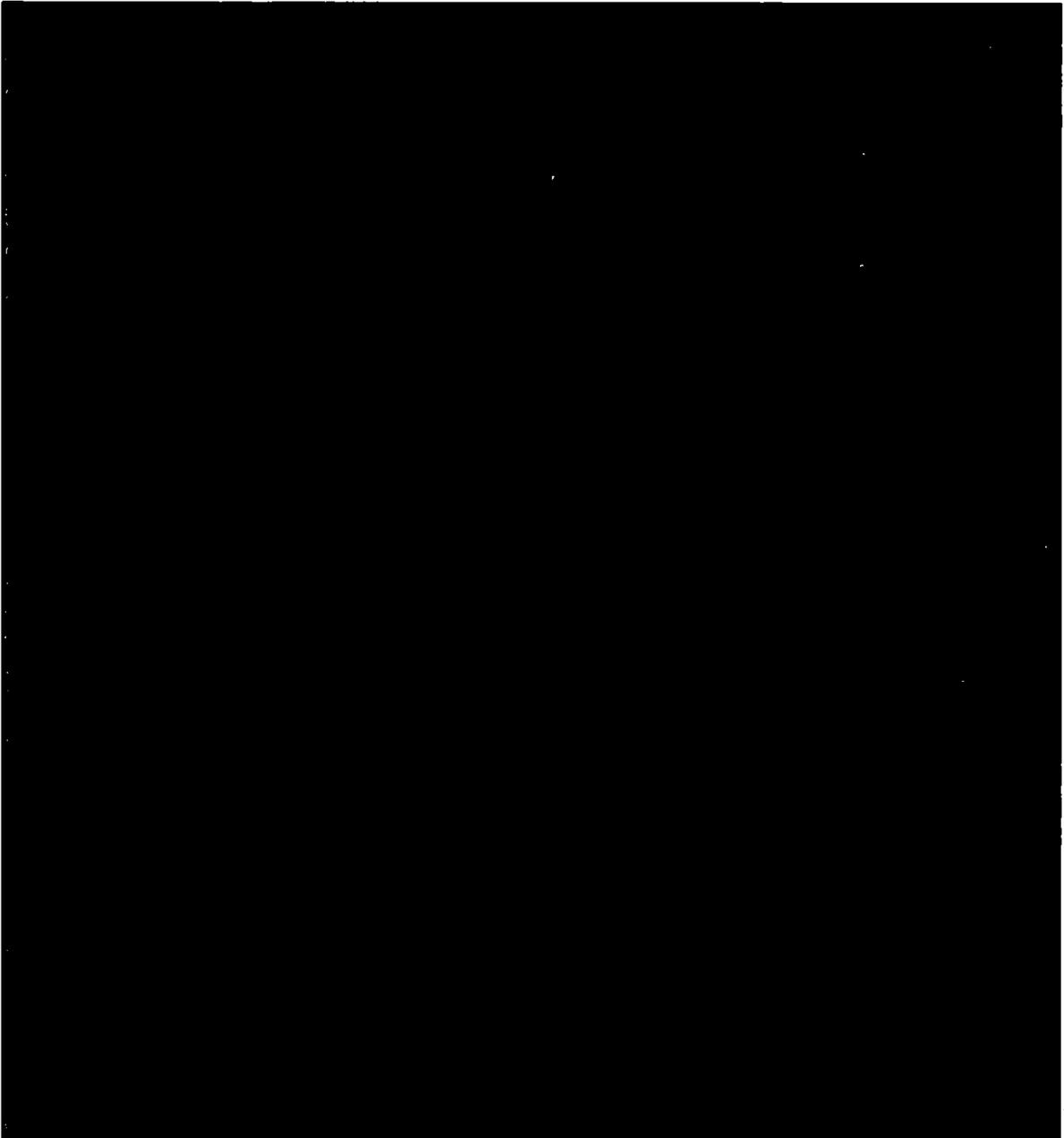


Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 9

Audited financial statements for the last five (5) years. If the Applicant does not normally have its financial statements audited, attached unaudited financial statements. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.

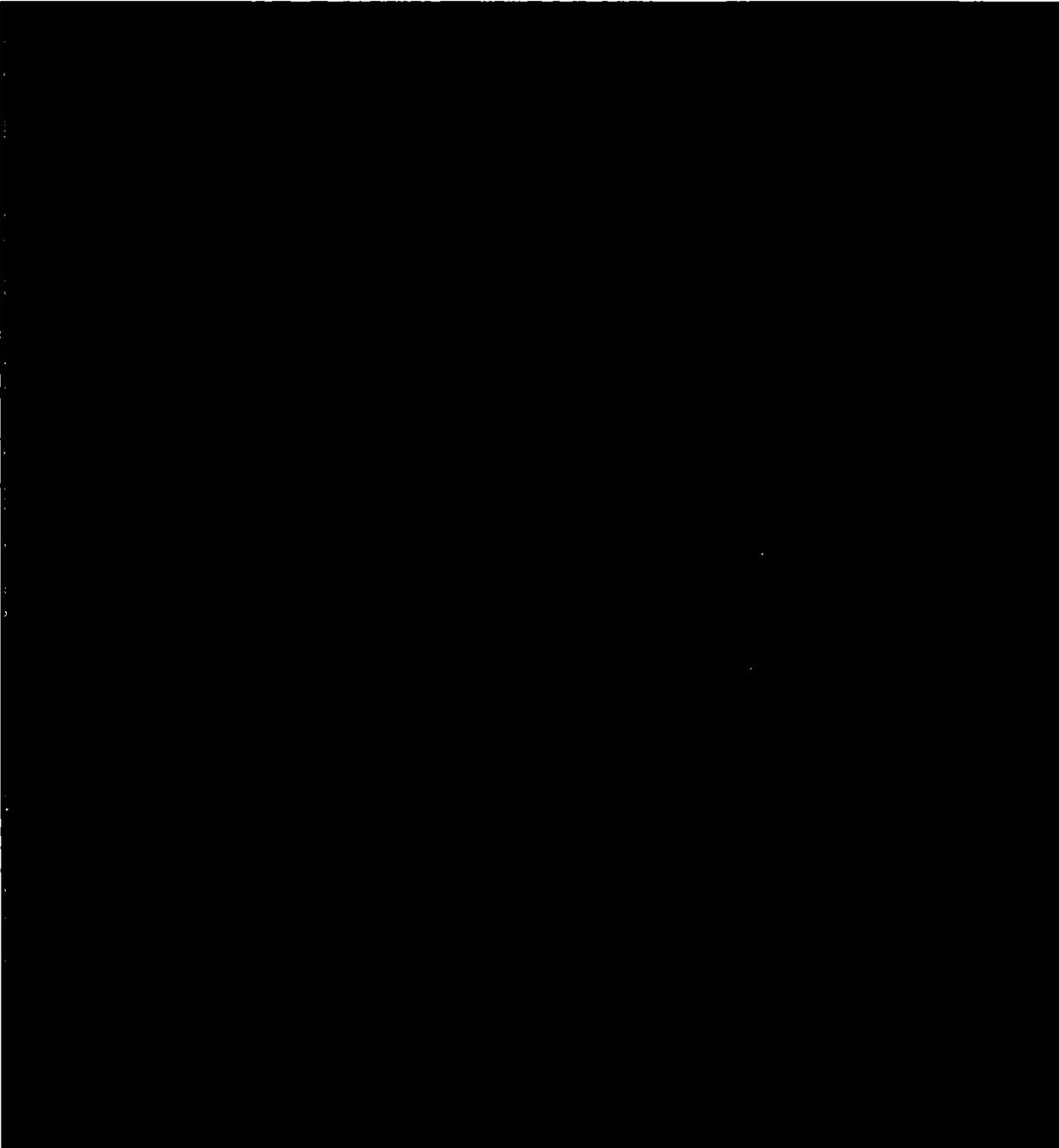


Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 10

Annual reports for the last five (5) years. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.



Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 11A

Annual reports prepared on the SEC's 10K for the last five (5) years.

Note: If this has previously been provided, resubmissions would not be required and the previous response should reflect the date(s) of submission.

None.

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 11B

Copies of annual or quarterly filings for the last five (5) years required under the laws of a regulatory agency or other country.

Note: If this has previously been provided, resubmissions would not be required and the previous response should reflect the date(s) of submission.

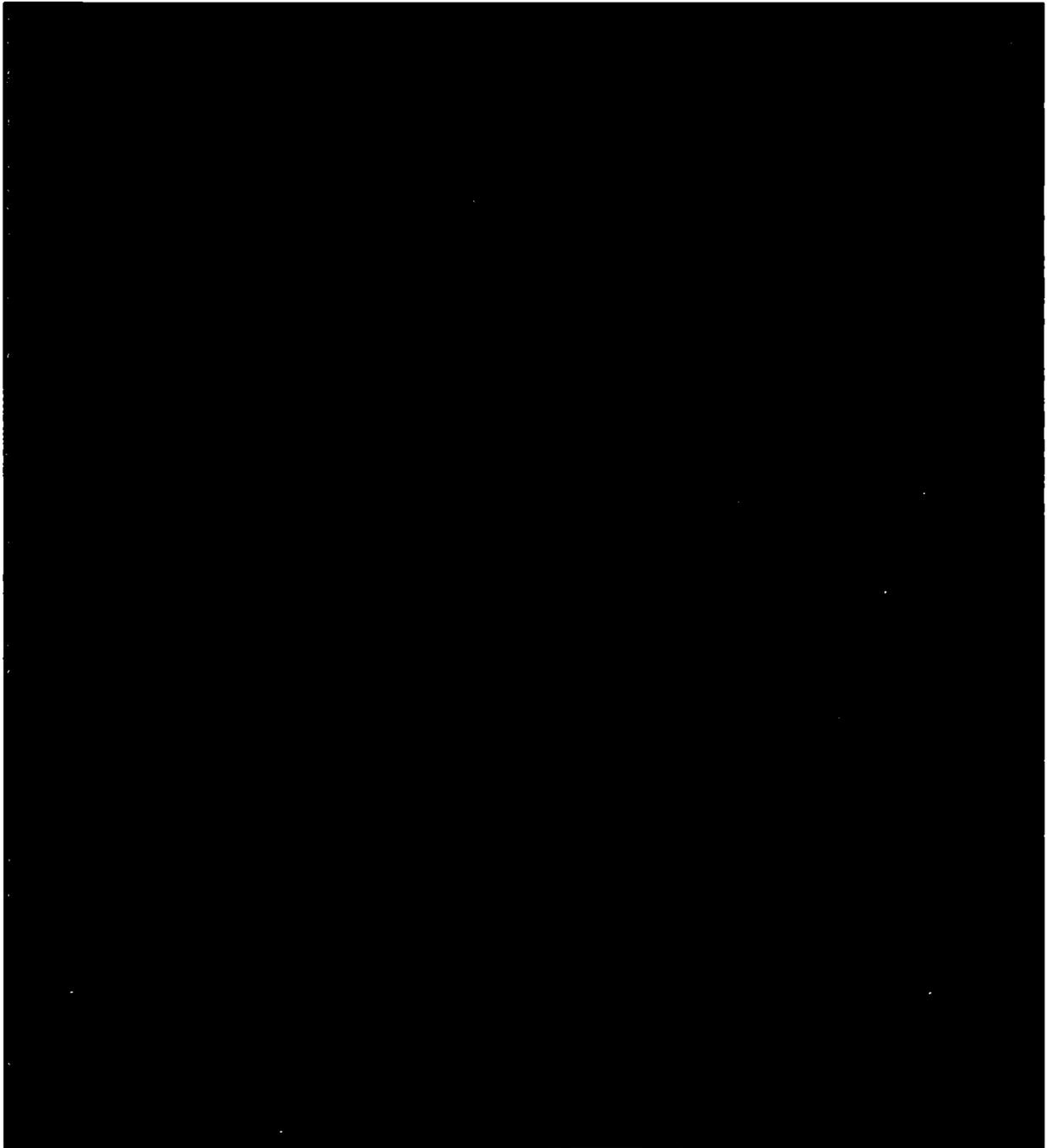
None.

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 12

A copy of the last quarterly unaudited financial statement. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.

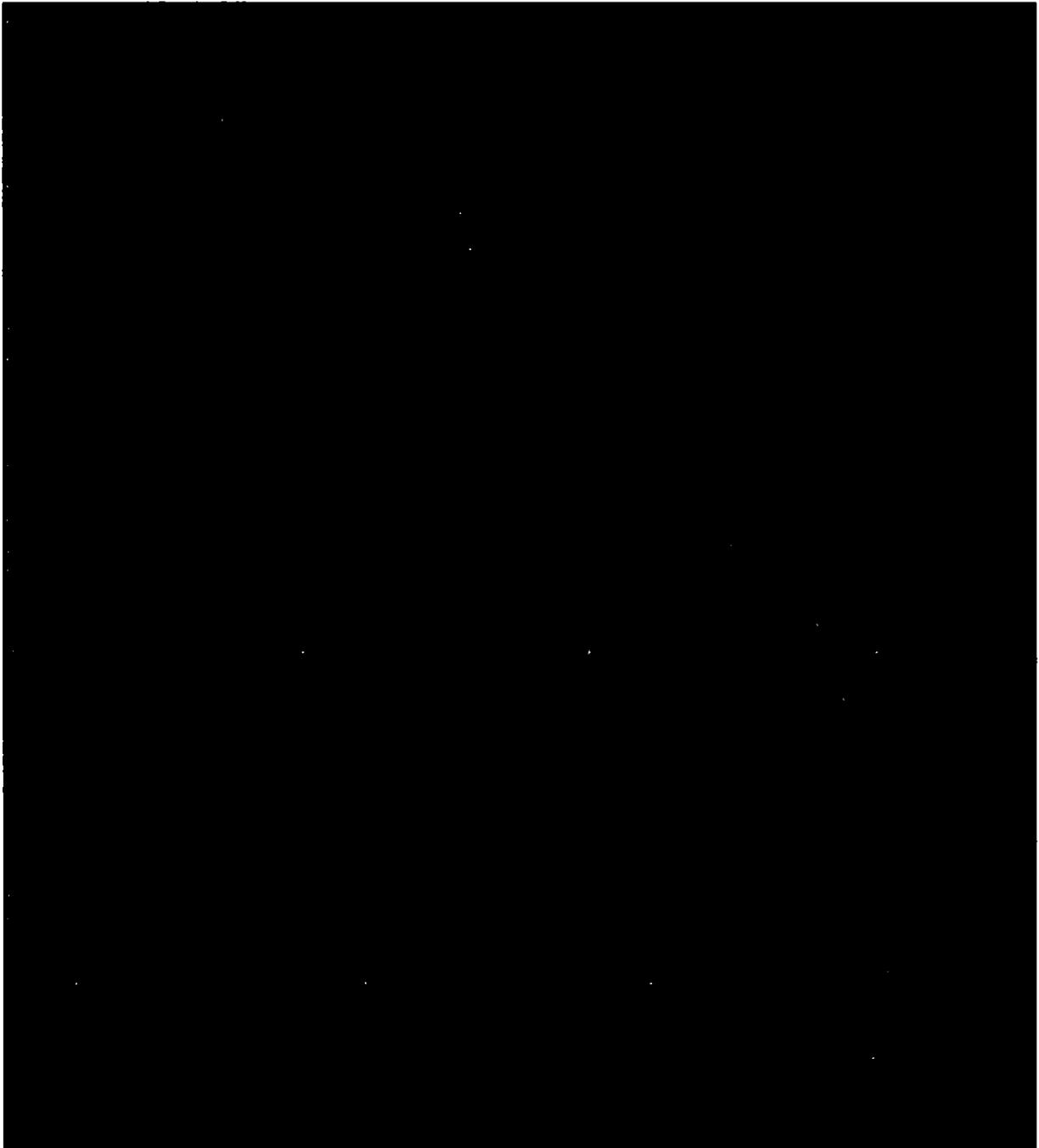


Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 13

A copy or copies of any interim reports. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.



Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 14

A copy of the last definitive Proxy or information statement (SEC). If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.

None.

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 15

A copy of all registration statements for the last five (5) years filed in accordance with the Securities Act of 1933. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.

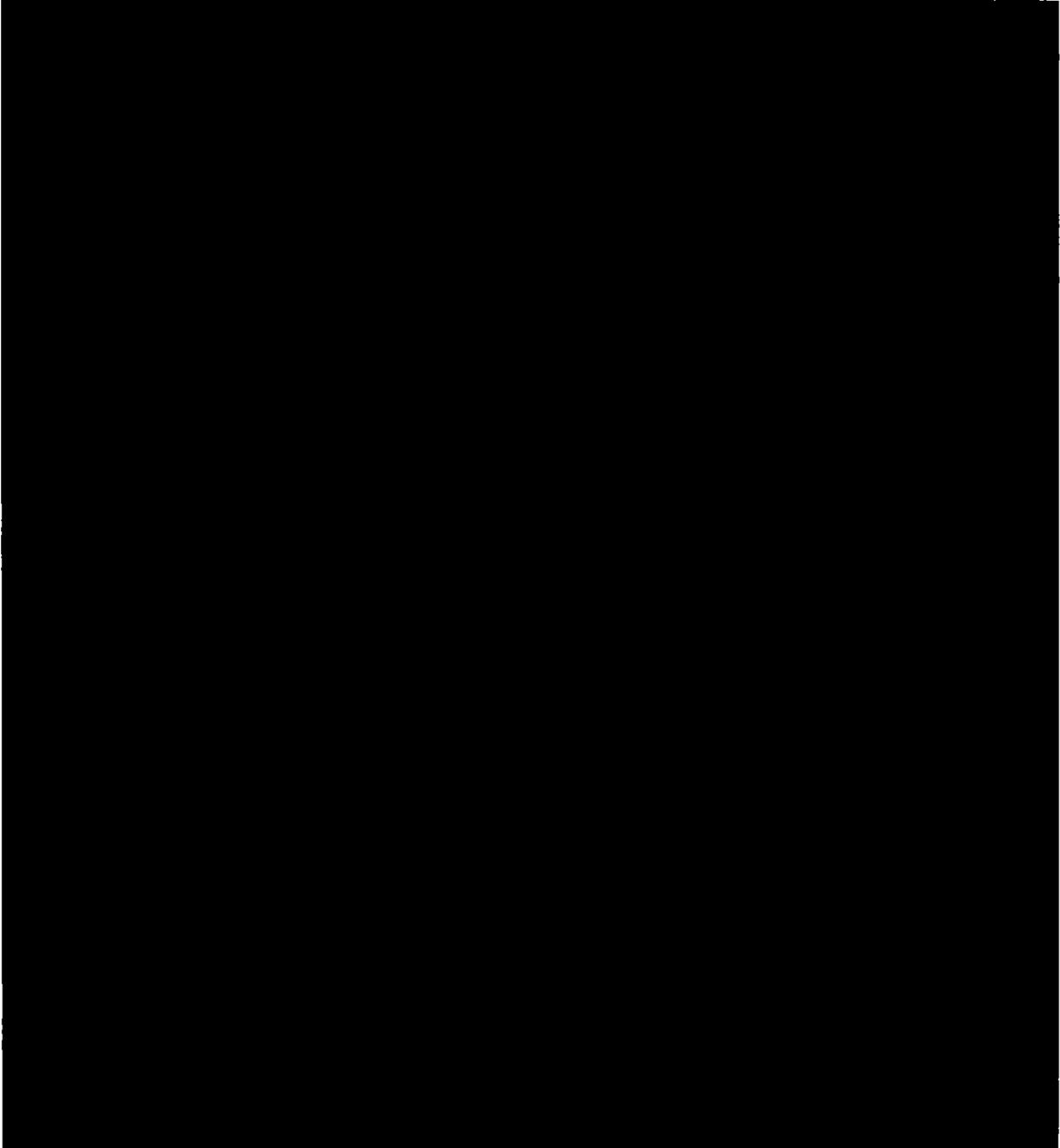
None.

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 16

Copies of all other reports prepared in the last five (5) years by independent auditors of the applicant. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.



Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 17

Certified copies of the Articles of Incorporation, Charter, Bylaws, Partnership Agreement or other official documents and all amendments and proposed amendments. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.

Attached as Exhibit 17 is the Certificate of Organization for Mount Airy #1, LLC.

EXHIBIT 17

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF STATE

JUNE 22, 2015

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

MOUNT AIRY #1, L.L.C.

I, Pedro A. Cortés, Secretary of the Commonwealth of Pennsylvania

do hereby certify that the foregoing and annexed is a true and correct

copy of

- 1 Certificate of Organization filed on July 14, 2004**
- 2 CHANGE OF REGISTERED OFFICE - Domestic filed on July 9, 2012**

which appear of record in this department.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the Secretary's Office to be affixed, the day and year above written.

Pedro A. Cortés

Secretary of the Commonwealth

2004063 1353
**PENNSYLVANIA DEPARTMENT OF STATE
CORPORATION BUREAU**

Entity Number
3234717

**Certificate of Organization
Domestic Limited Liability Company**
(15 Pa.C.S. § 8913)

Name
Mount Airy #1, L.L.C.

Address
299 Main Street - Sturges

City	State	Zip Code
Olyphant	PA	18447

Document will be returned to the name and address you enter to the left.

Fee: \$125

Filed in the Department of State on _____ 2004

Secretary of the Commonwealth

In compliance with the requirements of 15 Pa.C.S. § 8913 (relating to certificate of organization), the undersigned desiring to organize a limited liability company, hereby certifies that:

1. The name of the limited liability company (designator is required, i.e., "company", "limited" or "limited liability company" or abbreviation):
Mount Airy #1, L.L.C.

2. The (a) address of the limited liability company's initial registered office in this Commonwealth or (b) name of its commercial registered office provider and the county of venue is:

(a) Number and Street	City	State	Zip	County
299 Main Street - Sturges	Olyphant	PA	18447	Lackawanna

(b) Name of Commercial Registered Office Provider
c/o: _____ County _____

3. The name and address, including street and number, if any, of each organizer is (all organizers must sign on page 2):

Name	Address
Robert Rossi	299 Main Street - Sturges, Olyphant, PA 18447

4. *Strike out if inapplicable term*
~~A member's interest in the company is to be evidenced by a certificate of membership interest.~~

5. *Strike out if inapplicable:*
~~Management of the company is vested in a manager or managers.~~

6. The specified effective date, if any is: _____
month date year hour, if any

7. *Strike out if inapplicable:* The company is a restricted professional company organized to render the following restricted professional service(s):

8. For additional provisions of the certificate, if any, attach an 8 1/2 x 11 sheet.

IN TESTIMONY WHEREOF, the organizer(s) has (have) signed this Certificate of Organization this
13th day of July, 2004

Robert Rossi

Signature

Signature

Signature

**PENNSYLVANIA DEPARTMENT OF STATE
 CORPORATION BUREAU**

**Certificate of Change of Registered Office
 Limited Liability Company
 (15 Pa.C.S. § 8906)**

Name	MOUNT AIRY #1, L.L.C.		
Address	44 WOODLAND ROAD		
City	State	Zip Code	
MOUNT POCONO	PENNSYLVANIA	18344	

Document will be returned to the name and address you enter to the left.
 ←

Commonwealth of Pennsylvania
 DOMESTIC - CHANGE OF REGISTERED OFFICE 2 Page(s)

Fee: \$70



In compliance with the requirements of the 15 Pa.C.S. § 8906 (relating to change of registered office) the undersigned limited liability company, desiring to effect a change of registered office, hereby states that:

1. The name of the company is:
 MOUNT AIRY #1, L.L.C.

2. The (a) address of the company's current registered office in this Commonwealth or (b) name of its commercial registered office provider and the county of venue is (the Department is hereby authorized to correct the following information to conform to the records of the Department:

(a) Number and street	City	State	Zip	County
299 MAIN ST-STURGES	OLYPHANT	PA	18447	LACKAWANNA
(b) Name of Commercial Registered Office Provider				County
c/o:				

3. Complete part (a) or (b):

(a) The address to which the registered office of the company in this Commonwealth is to be changed is:

312 WOODLAND ROAD	MOUNT POCONO	PA	18344	MONROE
Number and street	City	State	Zip	County
(b) The registered office of the company shall be provided by:				
c/o:				
Name of Commercial Registered Office Provider				County

Dept. of State

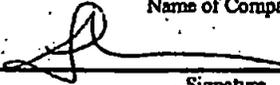
JUL 09 2012

No ✓

IN TESTIMONY WHEREOF, the undersigned company
has caused this certificate to be signed by a duly
authorized member or manager thereof this

11 day of June 2012

MOUNT AIRY #1, L.L.C.
Name of Company


Signature

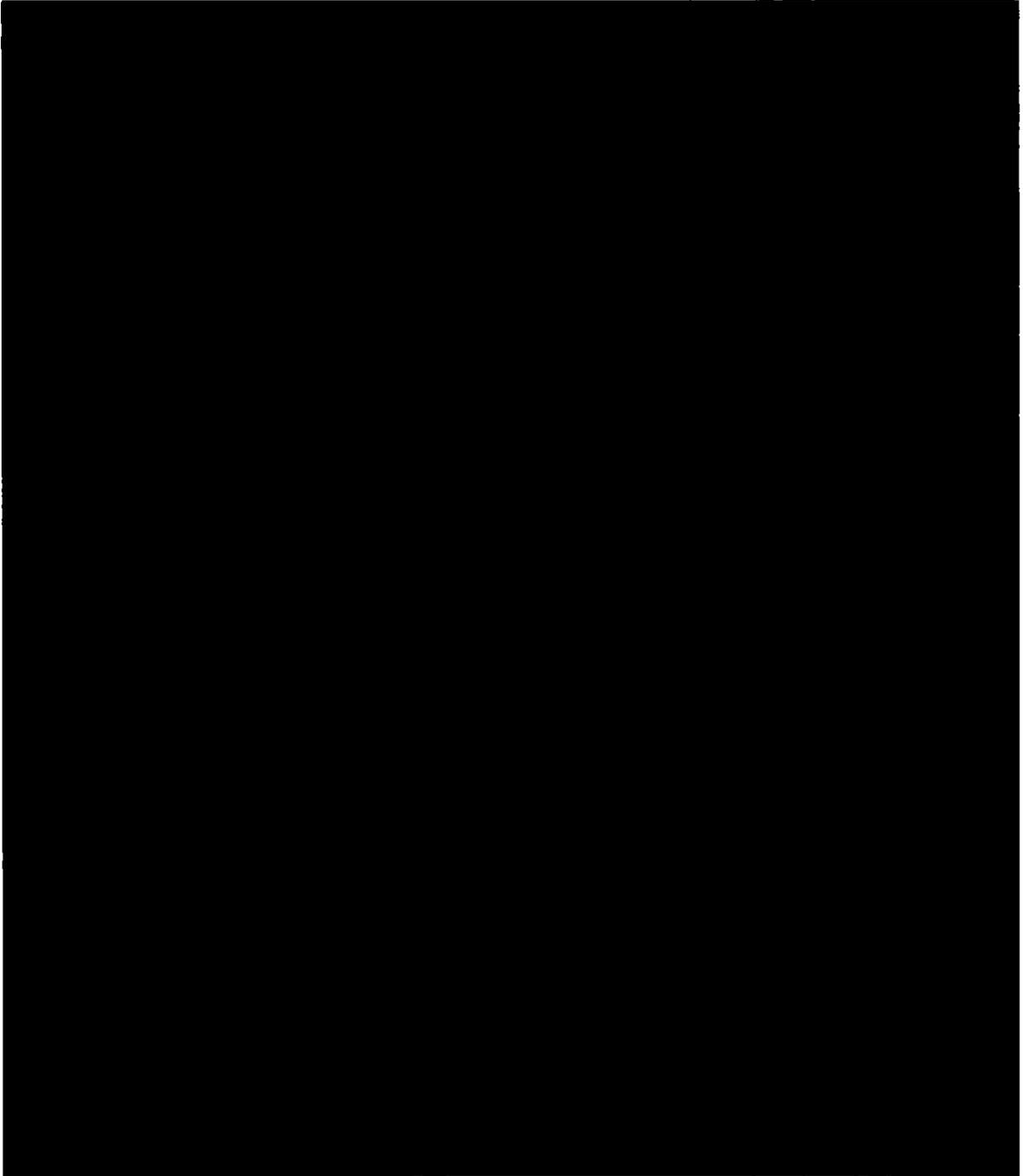
Leanna Managing Trustee
Title

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 18

Current ownership table of organization.

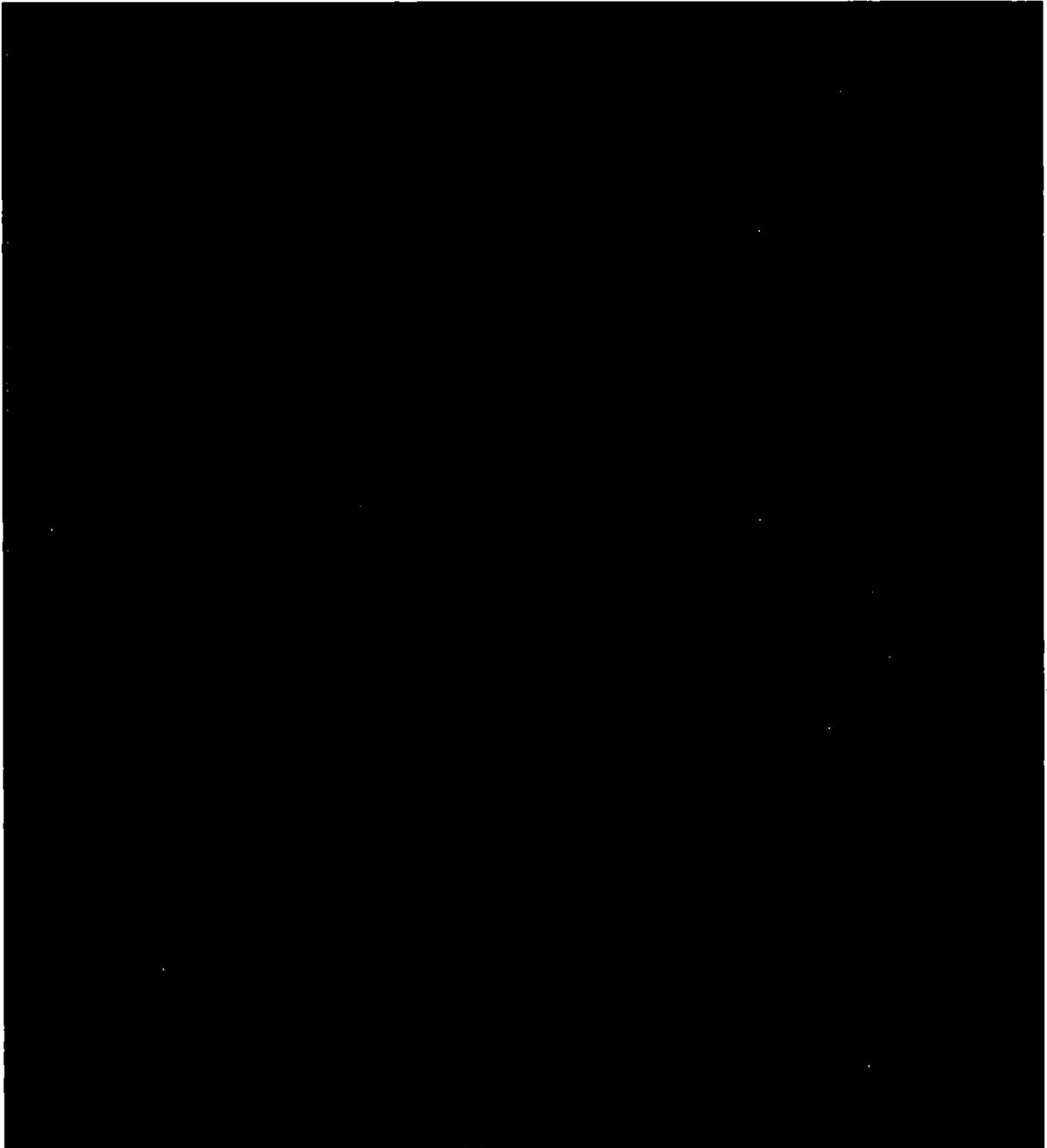


Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 19

Functional table of organization for applicant with job descriptions, and names of employees earning in excess of \$250,000 in annual compensation.

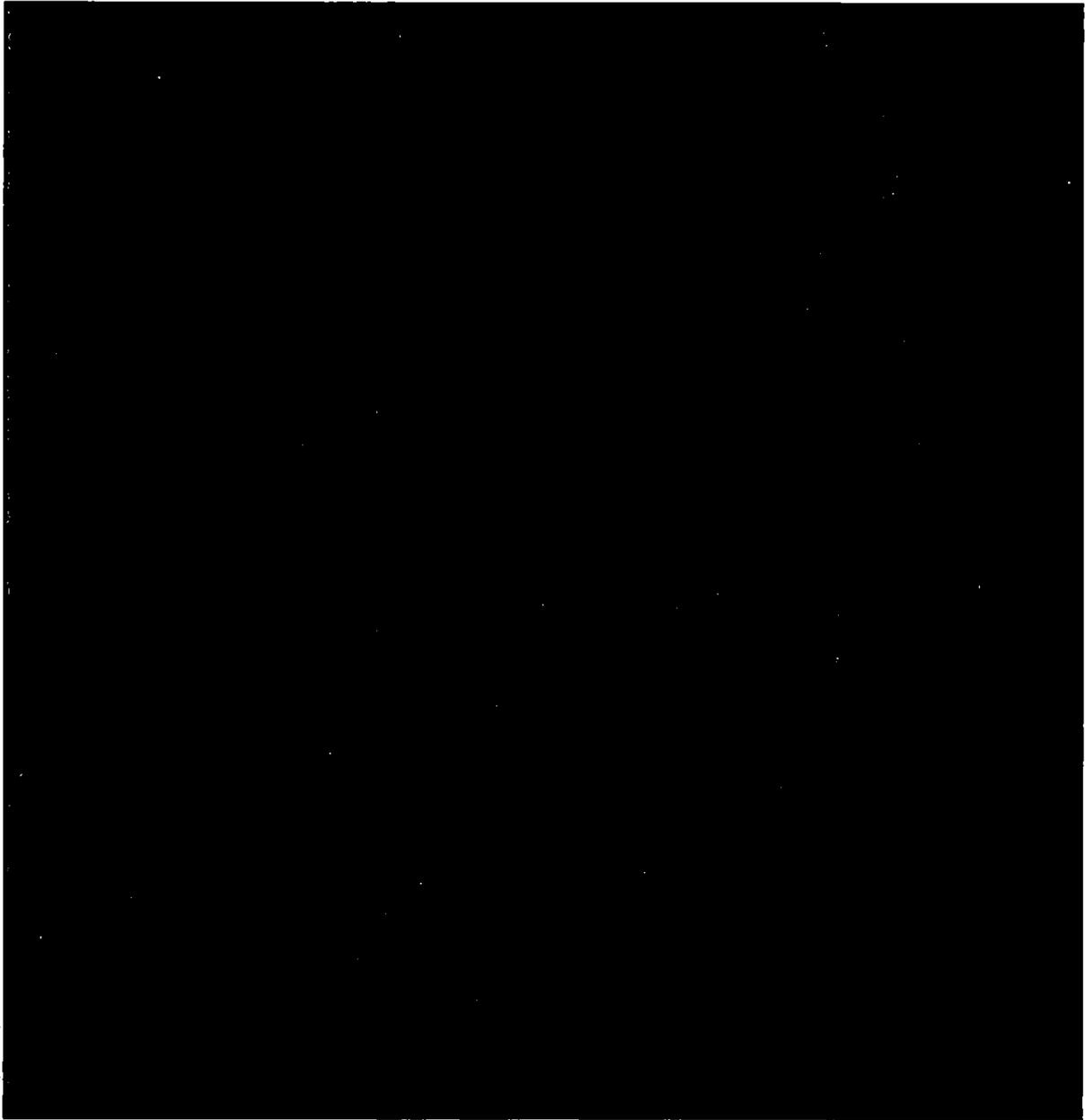


Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 20

Copies of federal entity tax filings, including forms 1120, 1120-s, 1120-f, 1065, 941 and all other business related tax forms filed with the IRS in the last five (5) years. If this has previously been provided, reports would not be required and the response should reflect the previous date(s) of submission.

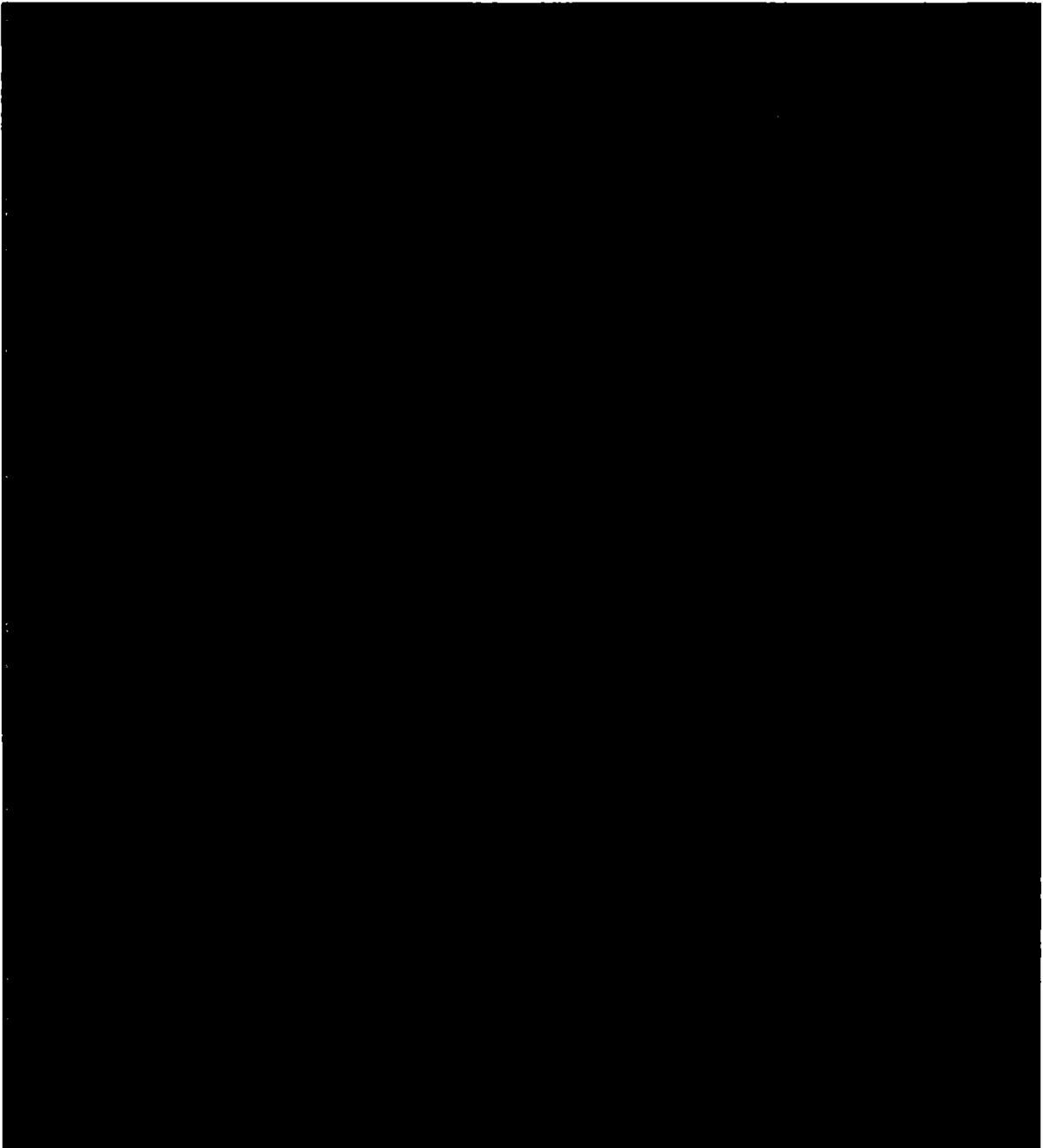


Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 21

Copies of 5500 forms filed with the IRS in the last five (5) years. If this has previously been provided, reports would not be required and the response should reflect the previous date(s) of submission.



Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 22

Describe criminal history of applicant. This information must be provided in addition to the information provided in Schedule 23. Narrative information about the nature of charge or complaint and the disposition must be provided.

DOES NOT APPLY.

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 23

Pursuant to §1312 of the Gaming Act, the Board may not approve an application for licensure if any of its principals do not meet the character requirements of §1310, eligibility requirements, or purchases a controlling interest in a licensed gaming entity in violation of §1328.

Has the applicant divested all interests that would prohibit licensure and eliminated any principal who does not meet the character or eligibility requirements? If not, provide an explanation. If it does not apply, write does not apply in response to this appendix.

Does not apply.

All principals of Mount Airy #1, LLC have undergone thorough background investigations by the Board and have been licensed and found suitable by the Board.

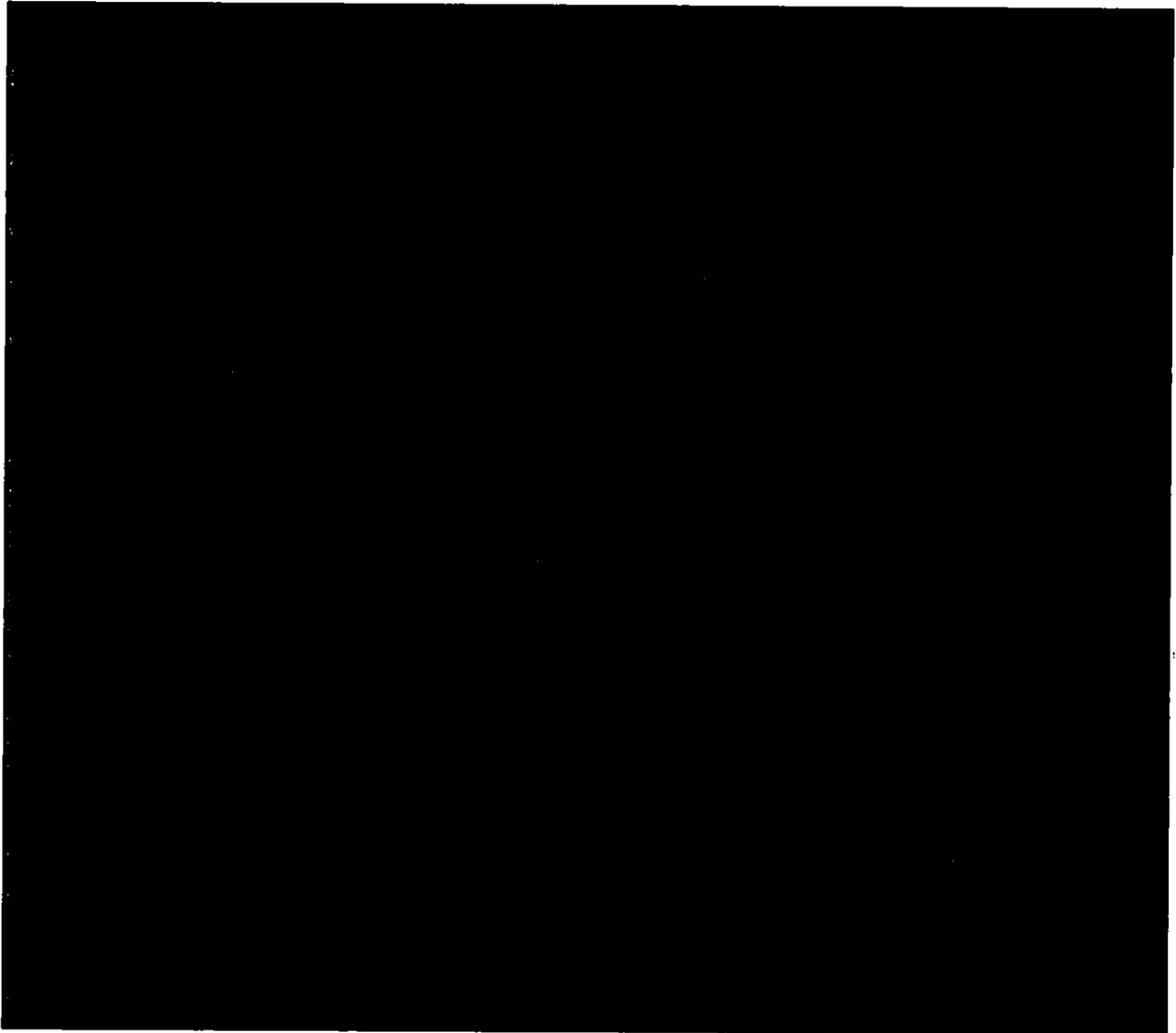
Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 24

Pursuant to §1512 of the Gaming Act, no executive-level state employee, public official, party officer or immediate family member thereof shall have a financial interest in or be employed, directly or indirectly, by any licensed racing entity or licensed gaming entity, or any holding, affiliate, intermediary or subsidiary company, thereof, or any such applicant.

Has any public official or other prohibited person possessed a financial interest in or been employed directly or indirectly by the applicant or related entity at or following the effective date of the PA Gaming Act?



Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 25

Pursuant to §1313 of the Gaming Act, provide information, documentation and assurances demonstrating that the applicant has sufficient business ability and experience to create and maintain a successful, efficient operation. Also provide biographies of the known individuals who will perform executive management duties and provide names of all proposed key employees and a description of their respect or proposed responsibilities as they become known.

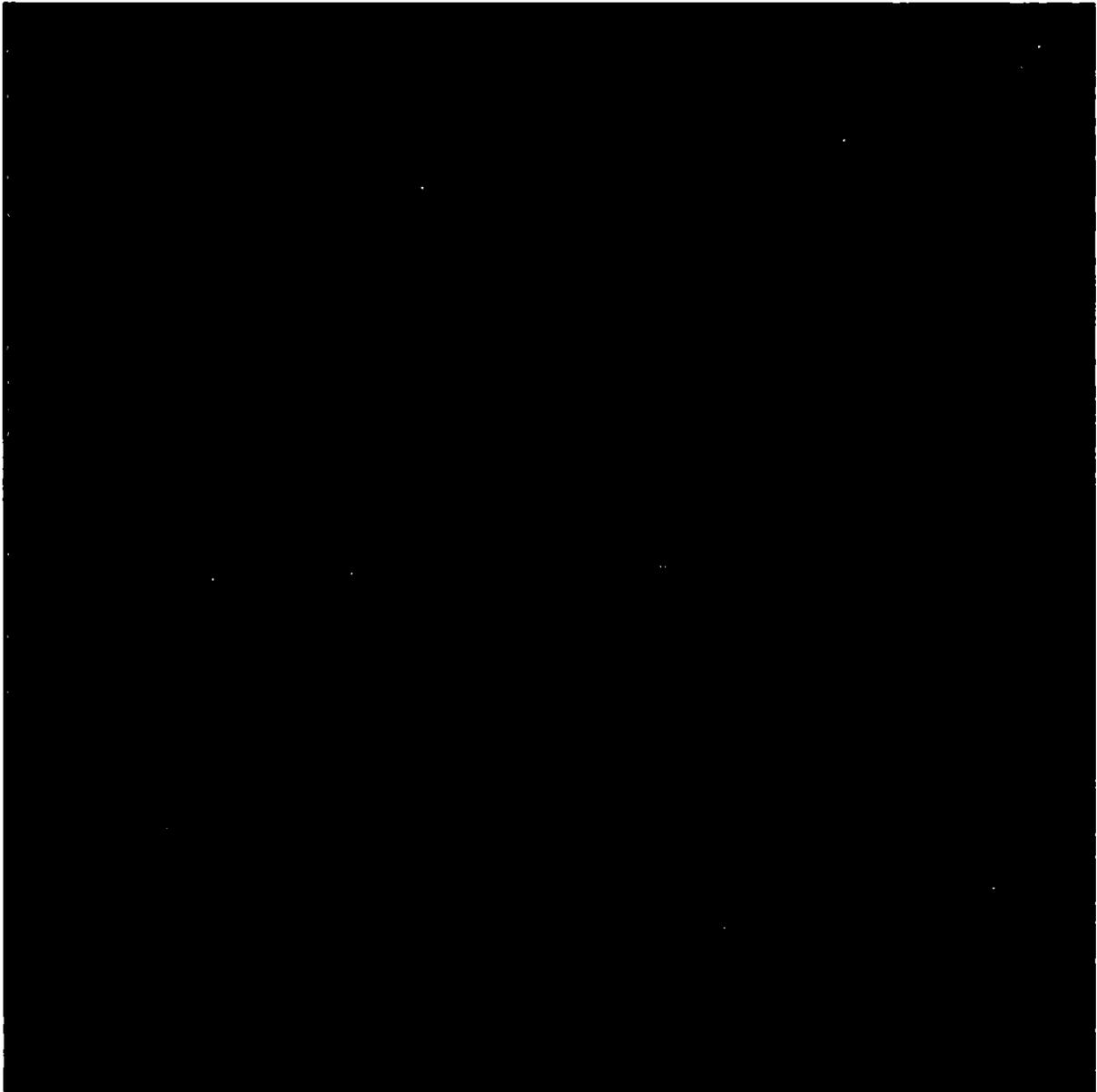


Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 26

Pursuant to §1207(16) of the Gaming Act, the licensee must sell Pennsylvania state lottery tickets at its facility as near as practicable to the pay windows. Provide a proposed floor plan specifying the locations where state lottery tickets will be sold and the proximity of those locations to pay windows. (Note: This submission must be finalized and approved by the Board prior to operation).



Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 27

Provide a list of any hospital, place of worship, school, charitable institution, park, zoo or any similar place frequented by the public within 1500 feet of the proposed facility.

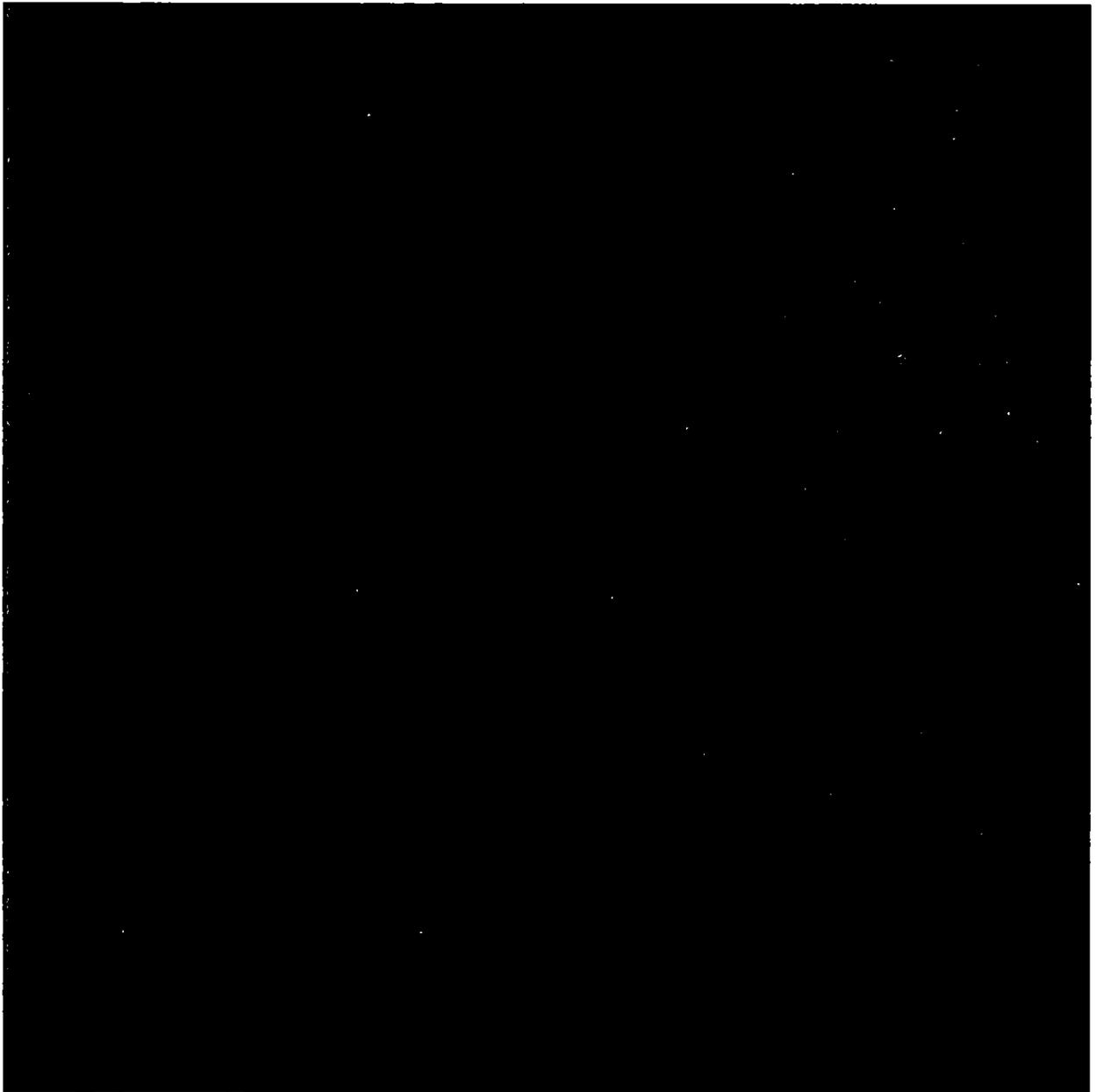
None.

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 28

Submit an initial narrative description of proposed administrative and accounting procedures, including a written system of internal control, pursuant to §1322 of the Gaming Act (Note: This submission must be finalized and approved by the Board prior to operation).

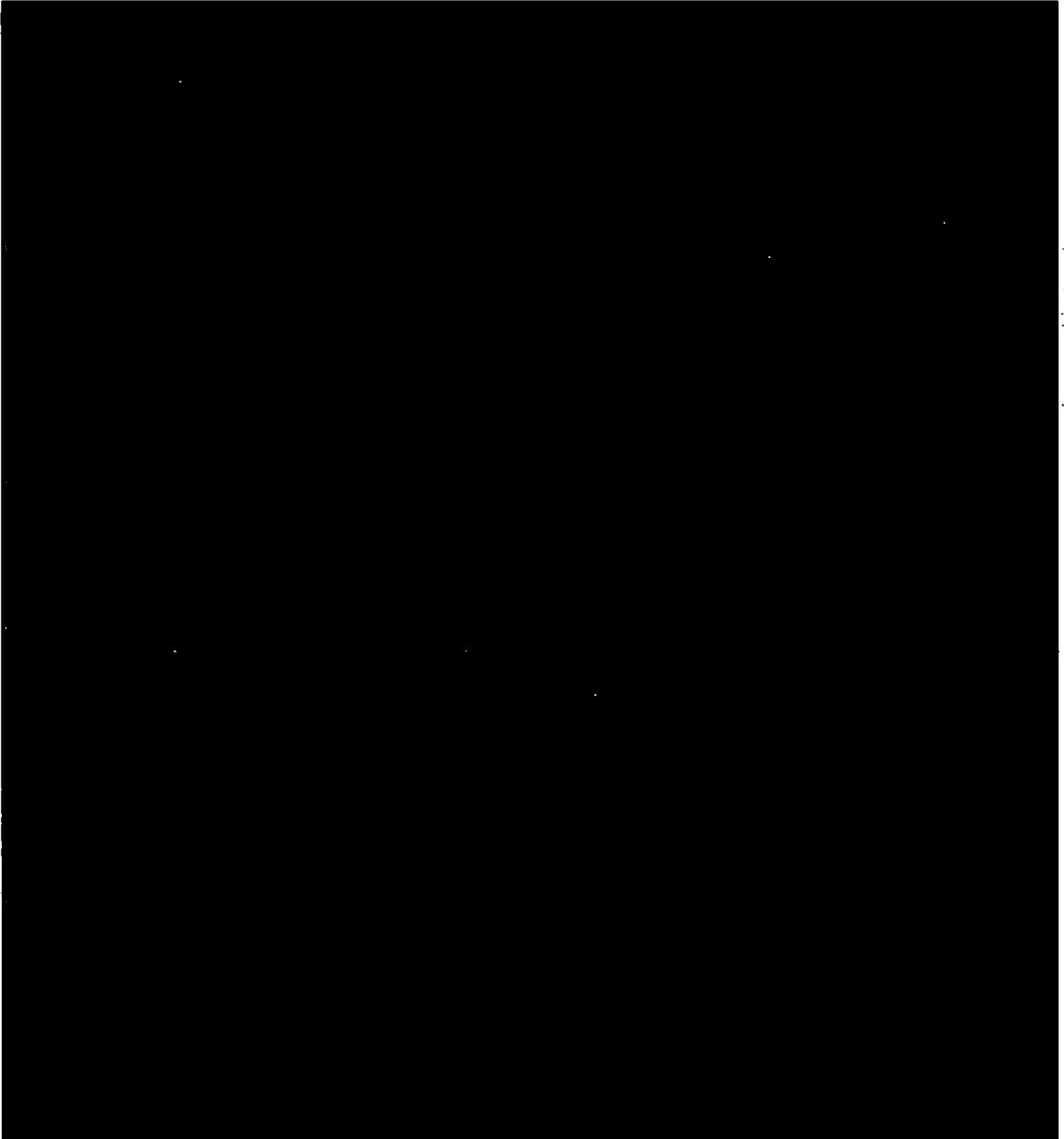


Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 29

Provide marketing plans and proposals and details of the proximity of the facility to its marketing service area.



Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 30

Provide copies of local zoning and land use approvals or a detailed explanation of the status of the request with copies of all filings.

The proposed site of the casino facility is currently zoned C-3, Limited Access Highway Area Commercial Development District. Gambling and other non-gambling leisure uses (e.g. restaurants) are conditional uses in the C-3 Zone; in fact, all uses in the C-3 Zone are conditional and require approval from the Borough of Big Beaver. A copy of the C-3 Zoning Ordinance is attached hereto as Exhibit 30.



EXHIBIT 30

ZONING ORDINANCE
BOROUGH OF BIG BEAVER
BEAVER COUNTY, PENNSYLVANIA

Prepared by
Big Beaver Planning Commission

Technical Assistance
Provided By

Lennon, Smith, Souleret Engineering, Inc.
846 Fourth Avenue,
Coraopolis, Pennsylvania 15108

- a. Minimum thirty (30) feet.
- b. Accessory uses – ten (10) feet.

Section 1105 HEIGHT REGULATIONS

The maximum building height for uses, buildings and structures are as follows:

- A. Principal Uses – thirty-five (35) feet.
- B. Accessory Uses – twenty (20) feet.

Section 1106 LOT COVERAGE REGULATIONS

All buildings, including accessory buildings, shall not cover more than fifty (50) percent of the lot area.

ARTICLE XII

C-3, LIMITED ACCESS HIGHWAY AREA COMMERCIAL DEVELOPMENT DISTRICT

Section 1200-A PURPOSE

The purpose of the C-3, Limited Access Highway Area Commercial Development District is to permit and encourage commercial development and activities with regional draw in order to promote the use of the unique interstate highway interchange location.

Section 1201-A REVIEW PROCEDURES

- A. In order to assure the satisfactory development of the C-3 District, it shall be required that development plans be submitted to the Borough Council under the procedures established in this Ordinance for a Conditional Use.
- B. A development plan shall be prepared and submitted to the Borough Council showing the overall development scheme including the following:
 - 1. Survey including: property lines, bearings and distances, and building setbacks. Sealed by a Professional Land Surveyor.
 - 2. Location Map.
 - 3. Existing topography by five (5) foot contours and existing drainage patterns.

4. Grading Plan indicating the proposed grading of the site.
5. Base flood elevations when applicable, from the Flood Insurance Rate Map (FIRM) prepared by FEMA.
6. Wetland Investigation Report.
7. Wetland Delineation Report when applicable.
8. Areas of existing soils movement when applicable.
9. Geotechnical Report addressing the stability of the site grading and providing recommendations for construction of the proposed improvements on the site.
10. Proposed development, and layout and architectural sketches. Show all existing and proposed buildings, and parking areas.
11. Exterior sign and exterior lighting plans. Illumination levels at the property line must not exceed 0.2-footcandles. All lighting must be down lighting with house side cutoffs.
12. Utility Plan showing: gas lines, electric service, cable service, water service, sanitary sewer service, and storm sewers. Profiles of the water lines, sanitary sewers, and storm sewers.
13. Adjacent limited access highways and interchanges thereof, all other roads, streets, highways, access points, sight distances, traffic controls and traffic flow patterns.
14. Plans for methods of soil and erosion control, documentation of submission to Beaver County Conservation District and issuance of the NPDES Permit if applicable.
15. Sewage collection and treatment.
16. Source of water supply.
17. Stormwater Management for the development must be addressed, including: runoff rate, water quality, and water quantity.
18. Adjacent uses and adjacent property owners.
19. Written plan narrative describing the use and the overall development. The narrative should address why the development

is considered a regional draw and is suitable to the unique interstate highway interchange location.

20. Landscaping Plan indicating landscaping and bufferyard plantings.
21. Additional data as requested by the Borough.
22. All developments within the C-3 zoning district must submit plans for approval as a Land Development Plan Application, per the Borough Subdivision and Development of Land Ordinance.
23. All developments within the C-3 zoning district must comply with the Borough Design Standards and Requirements, and the Site Improvements and Construction Requirements of the Subdivision and Development of Land Ordinance.
24. All developments within the C-3 zoning district must comply with PennDOT Form 408, latest edition; and material suppliers must be listed in PennDOT Bulletin 15 for all public improvements.
25. All developments within the C-3 zoning district must be reviewed by the Big Beaver Fire Chief and must comply with the recommendations of the Big Beaver Fire Chief. A minimum 8-inch diameter water line must be provided.
26. All developments within the C-3 zoning district must provide a Knox Box(es) at the location(s) specified by the Big Beaver Fire Chief.
27. All developments within the C-3 zoning district must provide fire hydrant(s) at the location(s) specified by the Big Beaver Fire Chief.

Section 1202-A.1 PERMITTED USES

- A. **Principal Uses:**
 1. **None**
- B. **Accessory Uses:**
 1. **None.**

Section 1202-A.2 CONDITIONAL USES

- A. **Principal Uses:**

1. Retail, wholesale, or factory outlet, and retail uses.
2. Integrated Business Centers.
3. Professional offices, medical treatment services, insurance services, financial services, health or fitness center, and/or light manufacturing entities.
4. Warehousing uses and product distribution activities.
5. Service Plaza: A Service Plaza shall include as a minimum the following types of uses: one (1) over-night accommodation facility (ie: hotel, motel, bed and breakfast); three (3) food service establishments (restaurant, delicatessen, or fast-food restaurants); and one (1) service station (gasoline/vehicle service station); which must be located in an integrated plaza and not as stand-alone buildings or uses. The Service Plaza must include as a minimum 1 of each of the three (3) use types and be open 24 hours, include a food court with a minimum of three (3) food service establishments with shared dining tables, restrooms, and outdoor tables. A Service Plaza shall have a common driveway access(es) to the public roadway and provide shared parking for all the uses within the Service Plaza. Each individual use shall not have its own individual driveway access from the public roadway and shall only access to the shared parking area and use the common driveway(s). No drive-thru windows permitted.
6. Recreational, gambling and other non-gambling leisure uses.
7. Public uses and buildings as defined in Article III, Section 301, Paragraph 116 of Ordinance No. 85, as enacted September 10, 1979.

B. Accessory uses:

1. Accessory uses customarily incidental and necessary to the above uses, including but not limited to privately owned roads within and serving the permitted use development or tract of land.
2. Signs as provided in Article XIV.
3. Parking and loading as provided for in Article XIII.
4. Drive-thru windows.

Section 1203-A LOT AREA AND LOT WIDTH REGULATIONS

The following yard regulations shall apply to uses in this Zoning District:

A. Minimum Front Yard Requirements:

All buildings or structures shall be located a minimum of fifty (50) feet from any public street or highway right-of-way. In addition, no facilities including parking areas shall be located within any public street or highway right-of-way, or within fifty (50) feet of or from the edge of the right-of-way of an existing public street or highway, whichever is greater. Said fifty (50) feet minimum width area shall be maintained as a landscape planting strip, including two rows of trees planted 20-feet on center.

B. Minimum Side Yard and Rear Yard Requirements:

1. Adjoining a S-C, R-1, R-2 or R-3 Zoning District:

- a. No building or structure shall be located within one-hundred (100) feet of these Zoning Districts in the side and rear yard, and further, a one-hundred (100) foot wide screen planting shall be maintained adjacent to that Zoning District along the length of the boundary, including two rows of trees planted 20-feet on center.

2. Adjoining other uses within this C-3 District or uses in the C-1, C-2 or I Zoning Districts:

- a. A side yard depth of fifteen (15) feet per side.
- b. A rear yard depth of fifteen (15) feet per side.

Section 1204-A HEIGHT REGULATIONS

The maximum building height for uses, buildings and structures are as follows:

- A. Principal Uses – thirty-five (35) feet.**
- B. Accessory Uses – thirty-five (35) feet.**

Section 1205-A LOT COVERAGE REGULATIONS

All buildings, including accessory buildings, parking areas, sidewalks, impervious surfaces (including pervious pavements, pavers, and blocks), shall not cover more than sixty (60) percent of the lot or parcel area.

Section 1206-A BUILDING COVERAGE REGULATIONS

All buildings, including accessory buildings, shall not cover more than forty (40) percent of the lot or parcel area.

ARTICLE XIII

I, INDUSTRIAL DEVELOPMENT DISTRICT

Section 1300 PURPOSE

The purpose of the I, Industrial Development, District is to provide for expansion of the Borough's industrial base, protect existing industry from encroachment of non-compatible uses, and to develop industrial parks in appropriate locations that provides for adequate vehicular access, potable water supply, and sanitary sewers to serve the development.

Section 1301 PERMITTED USES

A lot or parcel may be used and a building or structure may be erected and used for any of the following purposes subject to approval of a Land Development Application:

A. Principal Uses:

1. Light Manufacturing and Light Industrial activities.
2. Auto body repair shops.
3. Research and development activities.
4. Public uses, public utilities, and public buildings, excluding schools and hospitals.
5. Distribution Facilities.
6. Warehouse Facilities.
7. Wholesale Facilities.
8. Business services and professional office buildings.

B. Accessory Uses:

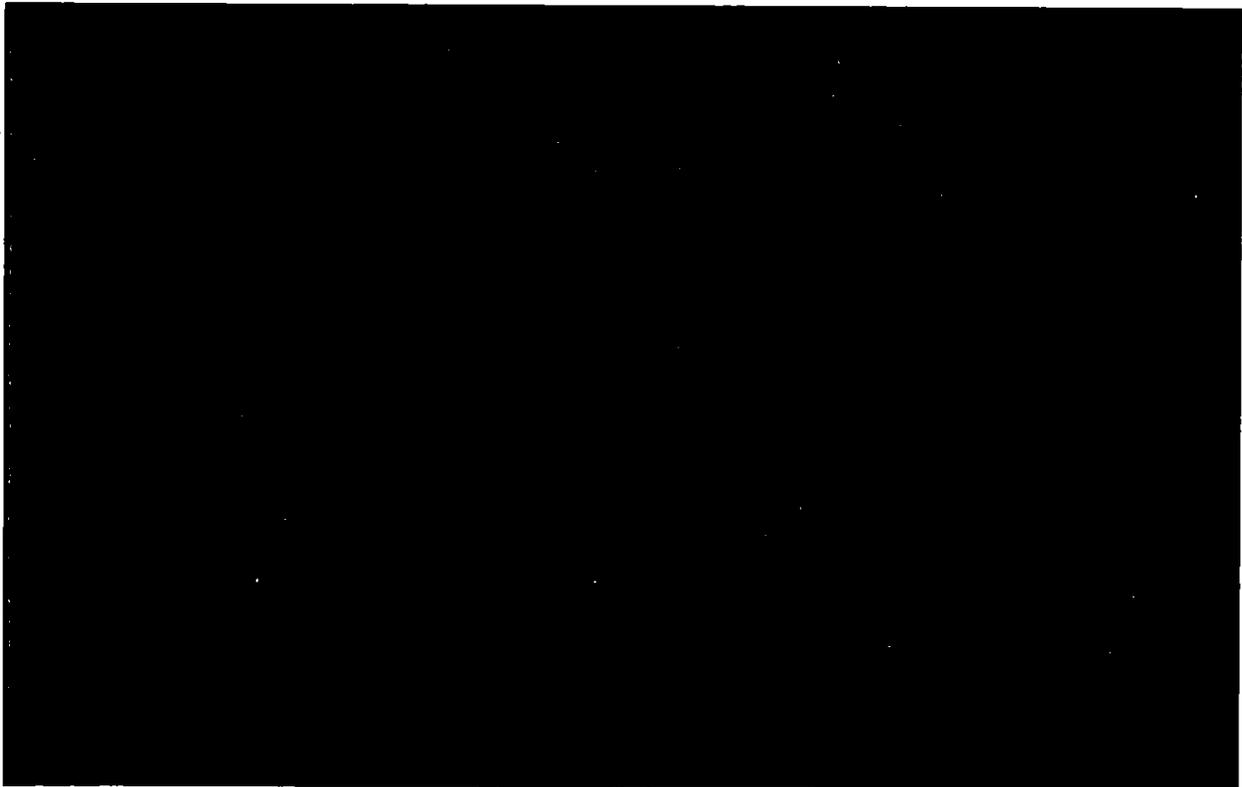
1. Retail uses customarily incidental to the principal use.
2. Accessory uses customarily incidental to the above uses.
3. Signs as provided for in Article XIV.

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 31

Pursuant to §1322 of the Gaming Act and/or Board regulations, submit a complete proposed site plan of the proposed licensed facility, inclusive of traffic studies and the parking plan, including the number of parking spaces, accompanied by architectural drawings and a proposed gaming floor layout. The gaming floor layout should clearly delineate the square footage of the area to be used for the placement of slot machines and table games as well as the square footage of the area that will not be used for the placement of slot machines and table games. Further, the gaming floor layout should delineate the square footage reserved for additional slot machines and table games permitted pursuant to §1210 and §13A11 of the Gaming Act. Pursuant to §1210, provide details of the proposed location of slot machines and table games at the facility and the number of slot machines and table games requested. Pursuant to §1207 of the Gaming Act, proposed surveillance camera locations both within and outside the proposed licensed facility should also be clearly delineated on the gaming floor layout as well as proposed security zones on the gaming floor and within and outside the licensed facility. (Note: The site plan, gaming floor layout and related surveillance and security proposals must be finalized and approved by the Board prior to operation).

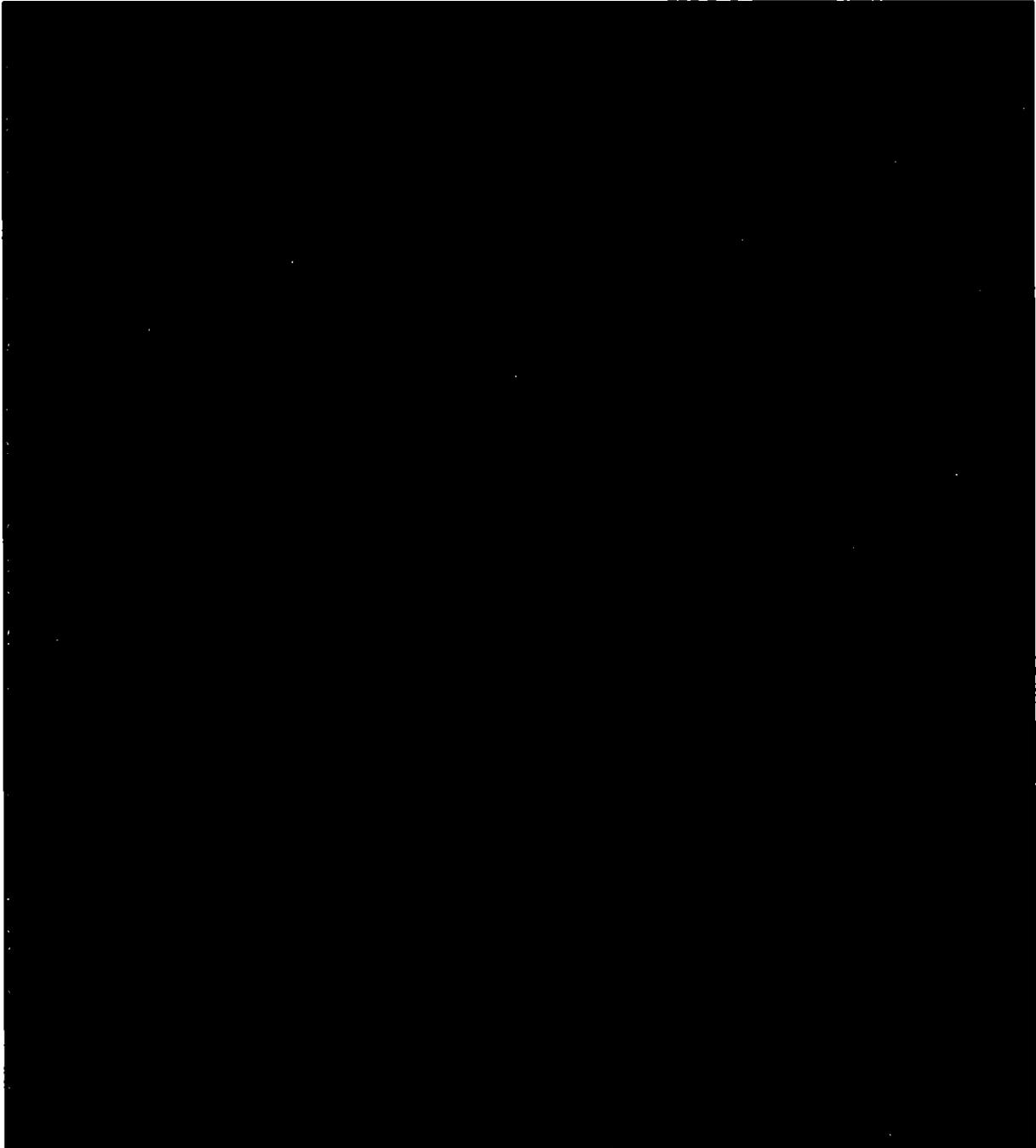


Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 32

Provide details of planned retail and food venues for the facility and the identification of the operators of each retail food venue.



Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 33

Provide a local impact report, engineering reports and traffic studies, including details of any adverse impact on transportation, transit, access, housing, water and sewer systems, local police and emergency service capabilities, existing tourism, including historical and cultural resources or other municipal service or resource. A copy of the local impact report shall be provided to each political subdivision in which the licensed facility will be located at least seven (7) days prior to the filing of the application for a slot machine license. The applicant shall file a proof of service with the Board.

Attached as **Exhibit 33** is a copy of the Local Impact Report for Mount Airy #1, LLC, copies of which were provided to the Borough of Big Beaver and Beaver County on October 5, 2018.

EXHIBIT 33

LOCAL IMPACT REPORT

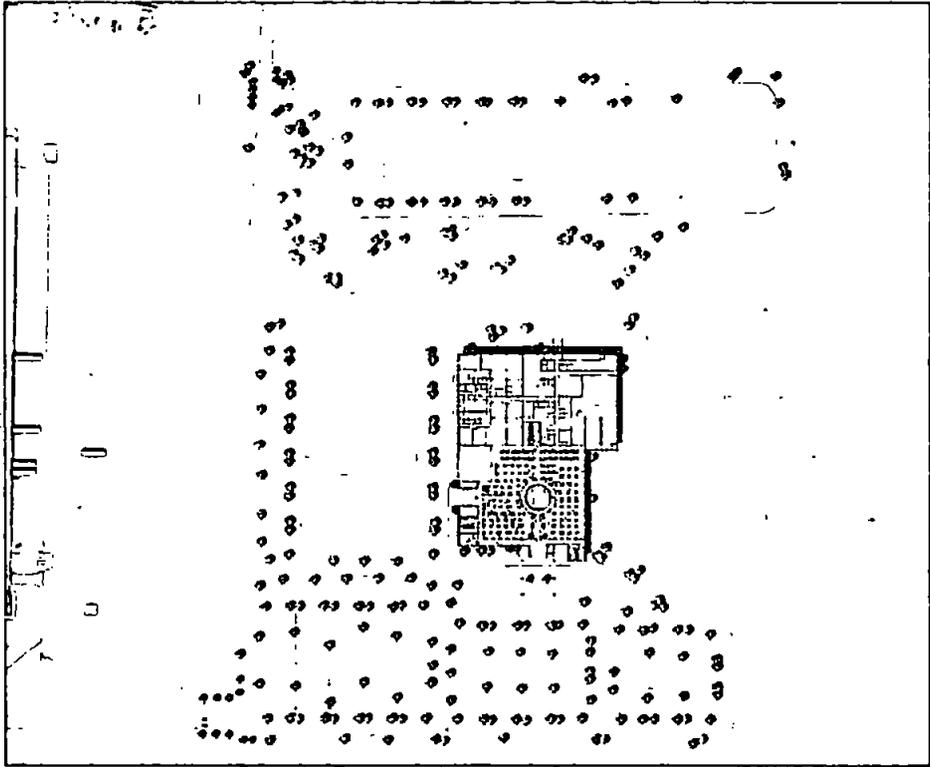
Mount Airy Casino Pittsburgh

Big Beaver Borough

Prepared by Labella Associates for

Mount Airy #1, LLC

October 5, 2018





**LOCAL IMPACT REPORT
FOR
MOUNT AIRY #1, LLC
SUBMITTED BY
LABELLA ASSOCIATES**

1. INTRODUCTION

At the request of Mount Airy #1, LLC, LaBella Associates has prepared this Local Impact Report in accordance with the requirements of the Pennsylvania Gaming Control Board to assess the impact of the proposed Mount Airy Pittsburgh casino on the surrounding neighborhood and the Borough of Big Beaver, Beaver County, Pennsylvania.

2. PROJECT OVERVIEW

The proposed casino will be situated on an approximately 100 acre parcel adjacent to Shenango Road (S.R. 4001) and Fairlane Boulevard (S.R. 351). The project location is shown on the enclosed Aerial Site Plans (Appendix A). The proposed site sits directly off of Exit 26 of Interstate 376 and Exit 10 of Interstate 76. This is discussed in detail within the Traffic, Transit and Parking section of this report.

The Project Program is comprised of the following:

Building Area	100,000± SF
Buffet (225± seats)	1
Food Court (3 venues; 75± seats)	1
Sports Bar & Restaurant (125±)	1
Casino Feature Bar	1
Coffee Outlet	1



Slot Machines	750
Table Games	40 (30 at opening)
Total Gaming Positions	1,000±
Parking	1,200± Car spaces 62 ± Bus/RV spaces

3. WATER SUPPLY ASSESSMENT

The Beaver Falls Municipal Authority provides potable water to Big Beaver Borough. The Authority serves 23 other municipalities and has over 50,000 customers. The water demand for the Casino Facility is estimated to be approximately 21,000 gpd, which the Beaver Falls Municipal Authority has confirmed they could supply. The Beaver Falls Municipal Authority has an existing water tank (capacity of 1,500,000 gallons) 3.5 miles away from the proposed casino at the Pittsburgh International Race Complex, which would be utilized as a potable water source. Therefore, there will be no adverse impact on the local community due to water usage.

4. SEWAGE COLLECTION & TREATMENT ASSESSMENT

Currently, the Big Beaver Municipal Authority has an existing 8" sanitary sewer collection system along SR-351 which flows to three (3) pump stations. The capacity of the pump stations are 250, 220, and 220 gpm, respectively. The wastewater is then conveyed to the Beaver Falls Water Pollution Control Plant, which has a daily average flow of 4.5 MGD. The engineering projection of the wastewater generated by the Casino Facility is approximately 18,915 gpd. Both the sanitary sewer conveyance system and the Beaver Falls Water Pollution Control Plant appear to have adequate capacity to provide



Mount Airy Pittsburgh with service. Therefore, there will be no adverse impact on the local community due to sewage collection and treatment at Mount Airy Pittsburgh.

5. SOLID WASTE DISPOSAL

The Casino Facility will have solid waste collection and disposal services provided by vendors approved in the Beaver County Municipal Solid Waste Management Plan. Mount Airy Pittsburgh will institute active recycling programs that will be integrated into the Big Beaver Borough/Beaver County recycling program. The additional recycling fees generated from the development of the Mount Airy Pittsburgh site will be available to the applicable municipal entity. Thus, there will be no adverse impact on the local community due to solid waste generated by the proposed facility.

6. ELECTRIC POWER SUPPLY ASSESSMENT

Penn Power has notified Mount Airy that more than adequate power is available for the proposed casino. Therefore, there is no adverse impact on the local community due to electric usage.

7. GAS SUPPLY ASSESSMENT

Mount Airy intends to utilize natural gas for heating and air conditioning demands at the casino facility. Mount Airy has consulted with Colombia Gas of Pennsylvania, who has indicated that more than adequate natural gas is available for the proposed casino's needs. Therefore, there is no adverse impact on the local community due to natural gas usage.



8. LOCAL POLICE, FIRE & EMERGENCY SERVICES CAPABILITIES ASSESSMENT

A. Local Police Department

The Pennsylvania State Police Department has primary coverage over Big Beaver Borough. The Pennsylvania State Police has barracks located in Beaver and New Castle, both approximately 10 miles away. In addition, Mount Airy will have full time, 24/7/365, private security staff under the supervision of a Director of Security. The Staff will be certified and trained to interface with the local police and Pennsylvania State Police.

B. Fire Department

Big Beaver Volunteer Fire Department is within the jurisdiction of the proposed Casino Facility, approximately 2.5 miles away. Additionally, there are mutual aid agreements which also would encompass response teams from New Galilee Volunteer Fire Department (2.5 miles), Chippewa Township Volunteer Fire Department (5 miles), and Darlington Township Fire Department (5.5 miles). Furthermore, the City of Beaver Falls has a paid full time fire department approximately 8 miles away that will also respond in the event of an emergency.

C. Emergency Medical Services

The operation of the Casino Facility will include provisions that sufficient staff personnel per shift will be trained and certified as emergency service responders. Emergency Services providers for Big Beaver Borough are Northwestern EMS (2.5 miles)



and Medic Rescue (12.5 miles). In addition, Ellwood City Hospital and University of Pittsburgh Medical Center (Jameson) are located 5 and 13 miles, respectively, from the proposed casino site.

D. Impact on Local Community

The applicant will have its own highly trained security staff backed up by a comprehensive fully manned surveillance department and trained emergency medical personnel that will allow it to handle many security/safety/medical related issues using in-house staff. We believe that any impact on the Borough's emergency responders that result from facility activity will be more than offset by the revenue generated by the facility through gaming, property, payroll and other taxes that will flow to the Borough and surrounding communities.

9. TOURISM, HISTORICAL AND CULTURAL RESOURCES

We do not believe the proposed casino will have any negative impact on the Borough's historical and cultural resources and will in fact enhance the Borough and County's entertainment options for residents and visitors alike.

10. HOUSING

The proposed casino site is located in a primarily commercial area, adjacent to a warehouse distribution facility and paving company. To the extent Mount Airy recruits employees to relocate to the local community, we believe there is more than adequate



housing to accommodate such new residents and will, in fact, enhance the community's tax base. Accordingly, the proposed casino will have no discernible impact on housing.

11. ENVIRONMENTAL REPORT

LaBella Associates' Environmental Division has completed a Phase I Environmental Site Assessment for the property. The report concluded that:

"Based on the Findings presented in the Phase I Environmental Site Assessment Report, LaBella Associates is of the opinion that no Recognized Environmental Conditions exist and that the subject property does not pose a significant environmental risk. No additional investigation is required."

The Phase I Assessment report is attached to this Report as Appendix B.

12. TRAFFIC, TRANSIT & PARKING ASSESSMENT

A. Summary Conclusion – Impact on Local Community

The proposed facility is located in an area with a highly developed road network. As such, we believe that traffic volumes associated with the new casino facility will be easily accommodated by the existing transportation facilities and will not cause any significant added disruptions to non-casino related traffic in the area. Attached as Appendix C is a detailed Traffic Impact Study ("TIS") prepared by Traffic, Planning and Design. Based upon the results of the TIS, TPD concludes that there will be no negative impacts from traffic and that the roadways studied will continue to function at Level of Service A & B.



B. Public Transit

The Beaver County Transit Authority (BCTA) offers bus transportation to citizens throughout Beaver County and into Allegheny County with 286 stops, with only one stop currently offered in the Borough. However, Beaver County Commissioners appoint the BCTA Board, and indicated they would be willing to request BCTA look at adding more stops in Big Beaver Borough in the future, if necessary.

CONCLUSION

Overall, this Local Impact Report reveals that construction and operation of Mount Airy Casino Pittsburgh will not have any negative impact on any of the various aspects of the local community, and will have a positive impact on the Borough of Big Beaver and surrounding communities.



Appendix A

Aerial Site Plans

MOUNT AIRY PITTSBURGH

CASINO RESORT

SITE PLAN

MOUNT AIRY PITTSBURGH CASINO RESORT



MOUNT AIRY PITTSBURGH CASINO RESORT





Appendix B

Assessment Report



October 1, 2018

Mr. Carmelo Sequinot
Chief Financial Officer
Mount Airy #1, LLC
312 Woodland Road
Mount Pocono, PA 18344

**RE: Phase I Environmental Site Assessment:
Mt. Airy Casino Resort #2 Property;
Off Shenango Road (SR 4001)
Big Beaver Borough, Beaver County, Pennsylvania
LaBella Associates Project Number: 2181940**

Dear Mr. Sequinot,

Enclosed, please find one (1) bound copy and one (1) digital copy on CD-R of the Phase I Environmental Site Assessment Report for the Mt. Airy Casino Resort #2 Property located in Big Beaver Borough, Beaver County, Pennsylvania. I trust this information meets your needs. Please do not hesitate to contact me if you have any questions or comments on the contents of this report or the project in general.

Sincerely,

Jerry Luchansky
Environmental Analyst
LaBella Associates, P.C.



Martin Gilgallon, P.G.
Regional Environmental Manager
LaBella Associates, P.C.

JL/mg - 2181940

Enclosures

PHASE I ENVIRONMENTAL SITE ASSESSMENT OF THE
MT. AIRY CASINO RESORT #2 PROPERTY
BIG BEAVER BOROUGH, BEAVER COUNTY, PENNSYLVANIA

PREPARED FOR
MOUNT AIRY #1, LLC

PREPARED BY
LABELLA ASSOCIATES, P.C.
DUNMORE, PENNSYLVANIA 18512
LABELLA ASSOCIATES PROJECT NUMBER: 2181940

OCTOBER 1, 2018

Submitted By:

Martin P. Gilgallon, P.G.
Regional Environmental Manager
LaBella Associates, P.C.

PHASE I ENVIRONMENTAL SITE ASSESSMENT OF THE
 MT. AIRY CASINO RESORT #2 PROPERTY
 BIG BEAVER BOROUGH, BEAVER COUNTY, PENNSYLVANIA

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MT. AIRY CASINO RESORT #2 PROPERTY
BIG BEAVER BOROUGH, BEAVER COUNTY, PENNSYLVANIA

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1. EXECUTIVE SUMMARY

LaBella Associates, P.C. was contracted to conduct a Phase I Environmental Site Assessment of the Mt. Airy Casino Resort #2 Property (subject property) located in Big Beaver Borough, Beaver County, Pennsylvania. The subject property is characterized as 110.33 acres of vacant land. At the time of the August 14, 2018 site inspection, the subject property was idle.

The Phase I Environmental Site Assessment was conducted in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process (E1527-13)* and the United States Environmental Protection Agency (USEPA) Standard Practice for All Appropriate Inquiries: *Final All Appropriate Inquiries Standard (AAI Final Rule dated December 2013)*. As such, the scope of work for the investigation included a review of background information, in conjunction with the completion of a site investigation, in order to provide a determination of the potential presence of environmental liability associated with the subject property.

Based on a review of the available historical information associated with the subject property, the following is provided:

- A review of historical references indicates the subject property was agricultural land with a house and barns from the early 1900s until 2017.
- The house and barns were demolished in 2017.
- The subject property is currently cleared and graded in anticipation of future development.

No recognized environmental conditions were found to be associated with the subject property as a result of the review of available historical references.

The subject property consists of 110.33 +/- acres of vacant land. At the time of the site inspection, the subject property was idle. Utilities available in the vicinity of the subject property include electricity provided by Penn Power / First Energy; water service provided by the Beaver Falls Municipal Authority; and, sewer service provided by the Big Beaver Municipal Authority. Natural gas service is available in the area of the subject property via Columbia Gas. The elevation of the subject property is 1,200 feet above mean sea level as indicated on the USGS (7.5 Minute Series) Beaver Falls, Pennsylvania quadrangle.

No hazardous waste, hazardous substances, unidentified containers, unusual odors, pools of liquid, pits, ponds, lagoons, stressed vegetation, unnatural fill soils or evidence of past or current spills were observed at the subject property. No recognized environmental conditions were observed to be associated with the subject property at the time of the August 14, 2018 site inspection.

LaBella Associates has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM Practice E 1527-13 of the Mt. Airy Casino Resort #2 Property. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Mt. Airy Casino Resort #2 Property.

As a result of this Phase I Environmental Site Assessment, an abandoned well was observed on the southern portion of the subject property. It is possible this well is the historical natural gas well referenced by the then owner of the site in an historical Phase I ESA Report dated March 2017. This well should be properly abandoned in accordance with all applicable Federal and State regulations.

2. INTRODUCTION

2.1 Purpose

LaBella Associates, P.C. (LaBella Associates) was contracted to conduct a Phase I Environmental Site Assessment of the Mt. Airy Casino Resort #2 Property (subject property). The subject property is located in Big Beaver Borough, Beaver County, Pennsylvania. Refer to Appendix A for a Site Location Map (**Figure 1**) and a Street Level Map (**Figure 2**). The subject property consists of 110.33 acres of vacant land. At the time of the August 14, 2018 site inspection, the subject property was idle.

The purpose of the Phase I Environmental Site Assessment was to identify the presence or absence of any Recognized Environmental Conditions (RECs) at the subject property, as defined by the ASTM Standard Practice for Phase I Environmental Site Assessments (*Phase I Environmental Site Assessment Process* E 1527-13). For the sake of this report, the following definitions apply:

- *Recognized Environmental Condition (REC)*: 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. *De minimis* conditions are not recognized environmental conditions.
- *Controlled Recognized Environmental Condition (CREC)*: 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).
- *Historical Recognized Environmental Condition (HREC)*: a past release of any hazardous substance 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 use criteria established by a regulatory authority, without subjecting the property to any required controls.

2.2 Scope of Services / Methodology

LaBella Associates completed a Phase I Environmental Site Assessment of the Mt. Airy Casino Resort #2 Property in September 2018. The scope of services / methodology associated with the completion of this assessment is consistent with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process (E1527-13)* and the United States Environmental Protection Agency (USEPA) Standard Practice for All Appropriate Inquiries: *Final All Appropriate Inquires Standard (AAI Final*

Rule dated December 2013). As such, LaBella Associates completed a review of site history, in conjunction with the completion of a site inspection, to determine the presence or absence of any environmental concerns associated with the subject property.

2.3 Significant Assumptions

No significant assumptions were made during the completion of this Phase I Environmental Site Assessment.

2.4 Limitations and Exceptions

This assessment includes a review of available information, an inspection of the property, interviews with company representatives and interviews with persons knowledgeable about the property. As such, the assessment is limited to visible indications of surface contamination and does not include any evaluations of subsurface conditions, beyond a general review of the area's hydrogeology. No quantitative laboratory testing has been performed as part of the site assessment.

During the course of the assessment, LaBella Associates undertook inquiries into the previous ownership and uses of the property in an effort to identify any potential liabilities associated with the site. All foreseeable activities consistent with good commercial or customary practices occurring at the property were reviewed for potential environmental liability.

The conclusions presented in this Final Report are based solely upon the services described herein, and do not include any conclusions based on potential or recommended scientific tasks or procedures beyond the scope of services described in the contract letter dated August 10, 2018. In addition, the assessment is consistent with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process (E1527-13)* and the United States Environmental Protection Agency (USEPA) Standard Practice for All Appropriate Inquiries: *Final All Appropriate Inquires Standard (AAI Final Rule dated December 2013)*.

In preparing the Final Report, LaBella Associates relied on certain information provided by state and local officials and other parties referenced therein, and on information contained in the files of state and/or local agencies available to LaBella Associates at the time of the site assessment. LaBella Associates has not attempted to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment.

LaBella Associates site evaluation was performed in accordance with generally accepted practices of environmental consultants undertaking similar studies at the same time and in the same geographical area, and LaBella Associates observes that degree of skill generally exercised by environmental consultants under similar circumstances and conditions. LaBella Associates findings and conclusions must be considered not as scientific certainties, but rather as its professional opinion concerning the data gathered during the course of the site evaluation. No other warranty, expressed or implied, is made.

2.5 Special Terms and Conditions

The assessment is consistent with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process (E1527-13)* and the United States Environmental Protection Agency (USEPA) Standard Practice for All Appropriate Inquiries: *Final All Appropriate Inquiries Standard (AAI Final Rule Dated December 2013)*. No special terms and conditions were provided.

2.6 User Reliance

This Phase I Environmental Assessment Report has been prepared solely for the use by Mount Airy No. 1, LLC, its successors and assigns. The use of this report by third-parties is strictly prohibited. In the event the User authorizes the distribution of this report to a third party, LaBella Associates, P.C. will provide a Reliance Letter authorizing the use of the report.

2.7 Data Gaps

No data gaps as defined by the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process (E1527-13)* and the United States Environmental Protection Agency (USEPA) Standard Practice for All Appropriate Inquiries: *Final All Appropriate Inquiries Standard (AAI Final Rule dated December 2013)* were encountered as part of the completion of the Phase I Environmental Site Assessment.

3. SITE DESCRIPTION

3.1 Site Location and Legal Description

The Mt. Airy Casino Resort #2 Property is located in Big Beaver Borough, Beaver County, Pennsylvania. Bikop, L.P. and Turnpike Distribution, L.P. currently own the subject property. The subject property consists of 110.33 acres of vacant land. The subject property is associated with the Beaver County Parcel ID #53-102-0248.000, #53-102-0247.000, #53-102-0245.000, #53-102-0239.001 and #53-102-0239.012. Refer to Appendix A for a copy of the Beaver County Tax Map (Figure 3).

**Table 3-1
Legal Description Information**

Owner	Parcel Identification Number	Deed Book / Page
Bikop, L.P.	#53-102-0248.000	3551 / 345
Bikop, L.P.	#53-102-0247.000	3551 / 345
Bikop, L.P.	#53-102-0245.000	3551 / 345
Turnpike Distribution, L.P.	#53-102-0239.001	3289 / 615
Turnpike Distribution, L.P.	#53-102-0239.012	3289 / 615

3.2 Site Vicinity and Characteristics

The Mt. Airy Casino Resort #2 Property is located in Big Beaver Borough, Beaver County, Pennsylvania. The subject property is located in a lightly-developed section of Big Beaver Borough.

3.3 Current Property Use

The subject property consists of 110.33 acres of vacant land. The subject property was idle at the time of the site inspection. Refer to Appendix A for a Site Sketch (Figure 4) of the subject property.

3.4 Site Structures, Roads and Other Improvements

3.4.1 Site Structures

At the time of the August 14, 2018 site inspection, no structures were associated with the subject property.

3.4.2 Roads

The subject property maintains road frontage along Fairlane Boulevard to the north and Shenango Road to the west. Refer to Appendix A for a Street Level Map (Figure 2) of the subject property.

3.4.3 Sanitary Sewer Disposal

The disposition of sewage waste in the vicinity of the subject property is via the Big Beaver Municipal Authority.

3.4.4 Water Supply

Public water service is provided to the subject property via the Beaver Falls Municipal Authority.

3.4.5 Heating / Cooling System

No buildings are located on the subject property.

3.4.6 Adjoining Properties

The properties in the general vicinity of the Mt. Airy Casino Resort #2 Property were reviewed to determine if their current use could potentially impact the site. The subject property is located in a lightly-developed section of Big Beaver Borough, Beaver County, Pennsylvania. The surrounding land usage is as follows:

- **North:** The subject property is bordered to the north by residential development and Fairlane Boulevard.
- **South:** The subject property is bordered to the south by undeveloped land.
- **East:** The subject property is bordered to the east by undeveloped land.
- **West:** The subject property is bordered to the west by a commercial building operated by Genco, a staging yard operated by Lindy Paving and Shenango Road.

An inspection of the areas located between the adjacent parcels and the subject property was conducted to determine if any obvious signs of potential contamination were present. No evidence of potential impacts from surrounding properties was observed during the site inspection conducted on August 14, 2018.

4. USER PROVIDED INFORMATION

4.1 Title Records

A review of title-related information was completed at the Beaver County Court House by LaBella Associates as part of the Phase I Environmental Site Assessment. The results of the title review process are used to determine whether any previous land usage may have resulted in any potential environmental liability. Bikop, LP and Turnpike Distribution, LP currently own the subject property. The subject property is associated with the Beaver County Parcel ID #53-102-0248.000, #53-102-0247.000, #53-102-0245.000, #53-102-0239.001 and #53-102-0239.012. Refer to Appendix A for a copy of the Beaver County Tax Map (**Figure 3**). The current deeds and title insurance documentation are included as Appendix B.

No recognized environmental conditions were noted as a result of the review of title-related information.

4.2 Environmental Liens or Activity and Use Limitations

No environmental liens or activity and use limitations were observed to exist on the subject property, based on LaBella Associates' review of the available title-related information.

4.3 Specialized Knowledge

LaBella Associates provided Mr. Carmelo Sequinot, Chief Financial Officer with Mount Airy No. 1, LLC, with a User Questionnaire. Mount Airy No. 1, LLC is a User of the report. Mr. Sequinot completed the questionnaire and returned it to LaBella Associates via email on September 27, 2018. Refer to Appendix C for a copy of the User Questionnaire completed by Mr. Sequinot.

No recognized environmental conditions were identified as a result of the completion of the User Questionnaire by Mr. Sequinot. Specialized Knowledge of the subject property conveyed to LaBella Associates by Mr. Sequinot is referenced in this report.

4.4 Commonly Known or Reasonable Ascertainable Information

If the User is aware of any commonly known or reasonably ascertainable information within the local community about the subject property, that is material to recognized environmental conditions in connection with the subject property, it is the User's responsibility to communicate such information to LaBella Associates. No such information pertaining to the subject property was communicated to LaBella Associates by the User.

4.5 Valuation Reduction for Environmental Issues

This Phase I Environmental Site Assessment was completed for future financing and a gaming license application. No valuation reduction for environmental issues has been determined.

4.6 Owner, Property Manager, and Occupant Information

The site contact for the subject property is listed as Mr. Carmelo Sequinot of Mount Airy No. 1, LLC. The subject property consists of 110.33 acres of vacant land. The subject property was idle at the time of the site inspection. Per the User, the site contact was listed as:

Mr. Carmelo Sequinot
Chief Financial Officer
Mount Airy No.1, LLC
312 Woodland Road
Mount Pocono, PA 18344
Phone: (570) 243-4805

4.7 Reason for Performing Phase I

This Phase I Environmental Site Assessment is being conducted as part of due diligence for future financing and a gaming license application.

4.8 Other

No additional User information was provided.

5. RECORDS REVIEW

5.1 Governmental Database Reviews

A review of various state and federal records or databases concerning evidence of past or existing contamination or violations of environmental regulations was ordered from ERIS, Incorporated. Refer to Appendix D for this report. The purpose of the database search is to identify properties that, due to their operating characteristics, may pose an environmental liability to the subject property as the result of a spill, leak or discharge of regulated materials. Sites of this nature include Small and Large Quantity Hazardous Waste Generators, Underground Storage Tank (UST) facilities and Leaking Underground Storage Tank (LUST) facilities. The database review also identifies those properties that have been investigated by the PADEP or USEPA for potential environmental concerns (CERCLIS Sites). **The subject property is not listed on the database review.** A summary of the sites is included in the following table:

**Table 5-1
Summary of Database Results**

Database Name	Search Radius	Number of Coded Sites
NPL	1.00 mile	0
NPL Delisted	0.50 mile	0
CERCLIS	0.50 mile	0
NFRAP	0.50 mile	0
RCRA COR ACT	1.00 mile	0
RCRA TSD	0.50 mile	0
RCRA GEN	0.25 mile	0
Federal IC / EC	0.25 mile	0
ERNS	0.25 mile	0
Tribal Lands	1.00 mile	0
State / Tribal Sites	1.00 mile	0
State Spill Sites 90	0.25 mile	0
State / Tribal SWL	0.50 mile	0
State / Tribal LUST Sites	0.50 mile	0
State / Tribal UST / AST	0.25 mile	0
State / Tribal EC	0.25 mile	0
State / Tribal IC	0.25 mile	0
State / Tribal VCP	0.50 mile	0
Brownfields	0.50 mile	0
Cleanup eFACTS	0.50 mile	5
State Other	0.25 mile	0

Five (5) geocoded sites are listed in the database report for the above listed records review. This site is listed as Lindy Paving Main Plant located at 1807 Shenango Road and 1811 Shenango Road, 0.18 miles north-northwest of the subject property. This site is listed five (5) distinct times as a Cleanup

eFACTS site. Cleanup eFACTS sites are facilities listed on PADEP database systems. No additional information is provided with these listings.

No non-geocoded sites are listed on the database review. Sites are non-geocoded due to an address that is vague or incomplete. LaBella Associates has reviewed the geocoded sites and has determined that these sites are not believed to pose a significant environmental risk to the subject property due to their regulatory status, location and nature, the topographic setting and the subsurface conditions that can be anticipated.

5.2 Additional Environmental Record Sources

5.2.1 Pennsylvania Department of Environmental Protection File Review

The Pennsylvania Department of Environmental Protection (PADEP) Bureaus of Air Quality Management, Water Quality Management and Solid Waste Management, in addition to the PADEP Office of Water Supply and Community Health, were requested to conduct a file review for any records of noncompliance maintained for the subject property located in Big Beaver Borough, Beaver County, Pennsylvania. Queries were made under Bikop, LP (current owner), Turnpike Distribution, LP (current owner), James L. & Genevieve Luraghi (previous owners), Antonio Luraghi (previous owner), Samuel F. Hayes (previous owner) and 427 Fairlane Road (historic property address). Mr. Turner Fosnaught of the PADEP Southwest Regional Office contacted LaBella Associates and indicated the request was under review. A response from PADEP was pending as of the date of this report.

5.2.2 Beaver County Property Card Review

As part of the Phase I Environmental Site Assessment activities, LaBella Associates personnel review property cards maintained by the Beaver County Tax Assessor's Office. This office is located in Beaver, Pennsylvania. The property cards are obtained utilizing the map, block and lot numbers of the property. Refer to Appendix E for a copy of the Beaver County Property Cards. The following information is provided:

- The subject property is listed as being owned by Bikop, LP or Turnpike Distribution, LP.
- The subject property is listed as being undeveloped land.
- No additional information is provided with the property card.

No recognized environmental conditions were found to be associated with the subject property as a result of the review of Beaver County Property Cards.

5.2.3 Historical Environmental Reports

One (1) historical environmental report was provided to LaBella Associates for review as part of this Phase I Environmental Site Assessment. This historical environmental report was completed by Behr Geo Environmental, LLC (Behr) in March 2017. No recognized environmental conditions were

identified as a result of this Phase I Environmental Site Assessment. The following information is provided:

- Mr. James Luraghi, the owner of the property at the time of the March 2017 Phase I Environmental Site Assessment, indicated an historic natural gas well is located on the southern portion of the property. Behr recommended that if an historic gas well was identified, the well should be properly abandoned in accordance with applicable PADEP Regulations. *LaBella Associates identified a well on the southern portion of the subject property. It is unclear if this well is an abandoned gas well or an abandoned potable well. Wood debris was stuck in the well casing.*
- Two (2) small farm dumps were identified on the property. These farm dumps were located on the south central and northern portion of the site. The dumps were found to contain building materials, car parts, empty paint cans, glass jars, furniture and several rusted and empty 55-gallon drums. No evidence of spills or staining was observed. Behr recommended that if stained or discolored soils or unusual odors or pools of liquid were observed in the farm dumps, the soil should be tested and properly disposed. *LaBella Associates did not observe evidence of farm dumps, stained soils, discolored odors, unusual odors or pools of liquid during the property inspection. The site has been cleared and graded.*
- Asbestos containing materials may be present in site structures due to the age of construction. Behr recommended the completion of an asbestos survey prior to demolition of the structures. *No structures were observed on the subject property.*

5.2.4 Interviews with Local Government Officials

Interviews with local government officials are summarized in Section 7.4 of this Phase I Environmental Site Assessment report.

5.3 Physical Setting Source

5.3.1 Local Geology and Hydrogeology

The subject property, in Big Beaver Borough, Beaver County, Pennsylvania, is located in the Appalachian Mountain Section of the Valley and Ridge Physiographic Province. According to the Pennsylvania Geologic Survey (Berg 1980), the bedrock geology characteristic of the subject property is the Pennsylvania Age Glenshaw Formation. The Glenshaw Formation is characterized as cyclic sequences of shale, siltstone, sandstone, red beds, thin impure limestone and thin non-persistent coal.

The production and outgassing of radon and its radioactive decay daughters is common in northeastern Pennsylvania. The production of radon in the Glenshaw Formation may develop relatively high levels of radon gas and its progeny at the subject property. **Figure 5** indicates that the mean concentrations for radon in basement charcoal canisters analyzed from Beaver County are 4 to 10 pCi/l. As depicted in **Figure 6**, there is a 40 to 60 percent chance of radon readings above the 4 pCi/l action level occurring in Beaver County.

5.3.2 Site Soils Discussion

According to the Pennsylvania Soil Conservation Survey (Smith 1982), the general soil types characteristic of the subject property are Cavote silt loam, Gilpin silt loam, Ravenna silt loam or Wharton silt loam. The soils range from poorly drained to well drained and are not subject to ponding or flooding. Refer to Appendix A for a copy of the Soil Conservation Survey Map (Figure 7).

5.3.3 Surface and Subsurface Drainage

The subject property is located within the Beaver River Basin. As such, the surface water runoff and the groundwater baseflow generated at the property eventually discharges into the Beaver River.

A review of topographic maps of the general area surrounding the subject property indicates that the closest surface water is Stockman Run, located 700 feet southeast of the subject property. Stockman Run flows in a southeasterly direction to its confluence with the Beaver River in Big Beaver Borough, Beaver County, Pennsylvania.

A review of the Special Protection Waters for Beaver County, as listed in the Pennsylvania State Code Title 25 Chapter 93.9, indicates Stockman Run and the Beaver River are not classified as High Quality Cold Water Fisheries. This classification protects the listed waterways via the application of a variety of strict water quality standards.

5.3.4 Wetlands Discussion

Wetlands are defined in Pennsylvania State Code, Title 25 Chapter 105 *Dam Safety and Waterway Management* rules and regulations as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas. Similarly, the PADEP defines a watercourse as "a channel or conveyance of surface water having defined bed and banks, whether natural or artificial, with perennial or intermittent flow" (as found in PA Code, Title 25 *Environmental Protection*, Chapter 105 *Dam Safety and Waterway Management*).

A National Wetlands Inventory (NWI) Map was reviewed as part of this Phase I Environmental Site Assessment. NWI Maps are prepared by the U.S. Department of the Interior, Fish and Wildlife Service, Office of Biological Services for the National Wetlands Inventory Program. Wetland areas are identified on the maps based upon the method specified in the *Classification of Wetlands and Deep Water Habitats of the United States*, Cowardin, et al, 1977. Due to the scale of NWI maps and inaccuracies inherent in the methods of their preparation, many small wetland areas are not mapped for any given NWI quadrangle. The wetland boundaries identified on the NWI maps are developed through aerial photographic interpretation. The NWI Map for this project (Beaver Falls, PA 7.5 Minute Series Quadrangle) identifies the absence of wetland areas on the subject property. Refer to Appendix A for a NWI Map (Figure 8) depicting the subject property.

5.4 Historical Use Information on the Property / Adjoining Properties

5.4.1 Aerial Photograph Interpretation

A review of aerial photographs was completed by LaBella Associates as part of the Phase I Environmental Site Assessment. Aerial photographs are reviewed to ascertain past uses of the property and to determine if any of these uses may have resulted in potential environmental liabilities. A review of aerial photographs maintained on the Internet at Penn Pilot (www.pennpilot.psu.edu) and Google Earth (www.google.earth.com) was conducted. Aerial photographs were available for the years 1939, 1958, 1967, 1993, 2006 and 2016. Refer to Appendix F for copies of available aerial photographs. The following observations are provided:

- **Aerial Photograph – 1939:** The 1939 aerial photograph depicts the subject property and surrounding properties as agricultural land. Structures are depicted on the northeastern portion of the subject property. Fairlane Boulevard is depicted to the north of the subject property. Shenango Road is depicted to the west of the subject property.
- **Aerial Photograph – 1958:** The 1958 aerial photograph depicts the subject property as being agricultural land and wooded land. Structures are depicted on the northeastern portion of the subject property. Fairlane Boulevard is depicted to the north of the subject property. Light residential development is depicted along Fairlane Road to the north of the subject property. Shenango Road is depicted to the west of the subject property. Agricultural land and wooded land are depicted in the vicinity of the subject property.
- **Aerial Photograph – 1967:** The 1967 aerial photograph depicts the subject property as being similar to the 1958 aerial photograph.
- **Aerial Photograph – 1993:** The 1993 aerial photograph depicts the subject property as being similar to the 1967 aerial photograph.
- **Aerial Photograph – 2006:** The 2006 aerial photograph depicts the subject property as being similar to the 1993 aerial photograph.
- **Aerial Photograph – 2016:** The 2016 aerial photograph depicts the subject property and surrounding properties as similar to the 2006 aerial photograph. Increased development to the west of the subject property is depicted.

No recognized environmental conditions were observed to be associated with the subject property as a result of the aerial photograph review.

5.4.2 Sanborn Map Review

A review of available Sanborn Maps is conducted by LaBella Associates as part of the Phase I Environmental Site Assessment. Sanborn Maps are historical maps initially commissioned and assembled for fire insurance purposes, which often date to the late nineteenth century. Sanborn Maps

typically include information regarding improvements, construction specifications and property use. A response from the Sanborn Map Company indicates Sanborn Maps are not available for the subject property. Refer to Appendix G for a copy of the Sanborn Map Company – No Coverage Letter.

5.4.3 USGS Topographic Map Review

A review of available United States Geological Survey (USGS) topographical maps was conducted by LaBella Associates as part of the Phase I Environmental Site Assessment. The subject property is located within the USGS (7.5 Minute Series) Beaver Falls, Pennsylvania quadrangle. This quadrangle was compiled by photogrammetric methods from aerial photographs in 1991, field checked in 1992, and edited in 1983. Historic topographic maps were downloaded from the USGS Historical Topographic Map Explorer (historicalmaps.arcgis.com/usgs). Maps were available for the years 1904, 1969, 1979 and 1990. Refer to Appendix H for a copy of available historic topographic maps. The topographical maps indicate the elevation of the subject property is 1,200 feet above Mean Sea Level (M.S.L.). The topography of the subject property is gently sloping to the southeast. The following information is provided:

- **Topographic Map – 1904:** The 1904 topographic map depicts the subject property as being developed with a dirt road. No structures are depicted on the subject property. Sparse development is depicted in the vicinity of the subject property.
- **Topographic Map – 1969:** The 1969 topographic map depicts the subject property as undeveloped land. Light development is depicted in the vicinity of the subject property. Fairlane Boulevard is depicted to the north of the subject property. Shenango Road is depicted to the west of the subject property. Increased development on a regional scale is evident.
- **Topographic Map – 1979:** The 1979 topographic map depicts the subject property as being similar to the 1969 topographic map.
- **Topographic Map – 1990:** The 1990 topographic map depicts the subject property as being similar to the 1979 topographic map.

No recognized environmental conditions were observed to be associated with the subject property as a result of the review of available topographic maps.

5.4.4 Summary of Site History

Based on a review of the available historical information associated with the subject property, the following is provided:

- A review of historical references indicates the subject property was agricultural land with a house and barns from the early 1900s until 2017.
- The house and barns were demolished in 2017.

- The subject property is currently cleared and graded in anticipation of future development.

No recognized environmental conditions were found to be associated with the subject property as a result of the review of available historical references.

6. SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Mr. Ryan Fiorillo and Mr. Mike Duddy of LaBella Associates conducted an inspection of the subject property on August 14, 2018. The site walk consisted of visually inspecting the subject property and the surrounding areas. The subject property consists of 110.33 acres of vacant land. The subject property was idle at the time of the site inspection. Utilities available in the vicinity of the subject property include electricity provided by Penn Power / First Energy; water service provided by the Beaver Falls Municipal Authority; and, sewer service provided by the Big Beaver Municipal Authority. Natural gas service is available in the area of the subject property via Columbia Gas. Refer to Appendix I for a Photograph Log compiled as part of the site inspection. Refer to Appendix J for LaBella Associates Representative Resumes. A Site Sketch (**Figure 4**) is included in Appendix A.

6.2 Property Exterior

The Mt. Airy Casino Resort #2 Property is accessible via Fairlane Boulevard to the north of the subject property and Shenango Road to the west. The subject property consists mainly of cleared and graded land. The following information is provided:

- One (1) drilled well was observed on the southern portion of the subject property. It is unknown if this well is a natural gas well reported to have been drilled on the property in the 1920s. The well casing was filled with sticks and debris.

No hazardous chemicals, unusual odors, pools of liquid, pits, ponds, lagoons, stressed vegetation, unnatural fill soils or evidence of past or current spills were observed on the subject property. No recognized environmental conditions were observed to be associated with the subject property exterior at the time of the August 14, 2018 site inspection.

6.3 Storage Tank Investigation

6.3.1 General

The subject property was inspected for the presence of any current and / or historical, regulated and unregulated underground storage tank systems (USTs) and aboveground storage tank systems (ASTs) as part of this Phase I Environmental Site Assessment.

6.3.2 Current or Historic Underground Storage Tanks Systems

No evidence of current or historic USTs was observed during the site inspection.

6.3.3 Current Aboveground Storage Tank Systems

No evidence of current ASTs was observed during the site inspection.

6.3.4 Historic Aboveground Storage Tank Systems

The Phase I Environmental Site Assessment from March 2017 indicated one (1) 200-gallon diesel fuel AST and one (1) 250-gallon heating oil AST were located along the eastern exterior of a barn. One (1) 250-gallon heating oil AST was located along the southern exterior of the house and two (2) heating oil ASTs were located in the basement of the house. Minor staining was identified in the vicinity of the 200-gallon diesel fuel AST. These ASTs were removed during the demolition of the structures on the property.

6.4 Toxic Substance Control Act

The subject property was inspected for the presence of materials regulated by the Toxic Substance Control Act (TSCA). This Act establishes standards for materials that are not included in other major environmental laws. Materials regulated under this Act include Polychlorinated Biphenyls (PCBs) and asbestos. No potential asbestos containing materials (ACM) or potential PCB containing equipment was observed at the subject property during the completion of the August 14, 2018 site inspection.

6.5 Hazardous Waste

The subject property was inspected for the presence of hazardous waste. No hazardous waste, hazardous substances or unidentified containers were observed at the subject property.

6.6 Stained Surfaces, Distressed Vegetation, Pools of Liquid and Odors

LaBella Associates did not observe any stained surfaces, distressed vegetation, pools of liquid or any odors at the subject property during the site inspection.

6.7 Evaluation of Potential Vapor Impacts

In accordance with the ASTM Standard E1527-13, this Phase I Environmental Site Assessment included a Tier I Vapor Screening to determine if there is a potential for vapors to occur in the subsurface below existing and/or proposed onsite structures. LaBella Associates completed the Tier I in accordance with the Flowchart of the General Vapor Intrusion Assessment. In accordance with this flow chart, the following information was generated:

- Based on the current and historical use of the subject property, in conjunction with the completion of the Phase I site inspection, no potential vapor intrusion conditions (pVIC) were identified.
- A review of the surrounding land usage, in conjunction with the results of the governmental database report, identified the absence of potential sources of vapor intrusion in the vicinity of the subject property.
- No contaminant plumes associated with known or potential VIC sites are located within the critical distance of 100 feet, or 30 feet for dissolved petroleum hydrocarbons.

Based on the absence of known or potential VICs in the vicinity of the subject property, no additional vapor intrusion evaluation is warranted at this time.

7. INTERVIEWS

7.1 Interview with Owner

The subject property is currently owned by Bikop, LP and Turnpike Distribution, LP. Attempts to contact Bikop, LP and Turnpike Distribution, LP were unsuccessful.

7.2 Interview with Site Manager

The subject property was idle at the time of the August 14, 2018 site inspection. As such, no site managers are available for interviews.

7.3 Interviews with Occupants

The subject property was idle at the time of the August 14, 2018 site inspection. As such, no occupants are available for interview.

7.4 Interviews with Local Government Officials

Inquiries with the Pennsylvania State Police, the Big Beaver Borough Fire Department and the Big Beaver Borough Zoning Office were made to determine if any records were maintained for the property. Police department records, emergency management agency records and municipal records are reviewed because these agencies are often the first called upon to respond to incidents involving chemical spills and related emergency situations.

On June 21, 2018, LaBella Associates conducted a telephone interview with a representative of the Big Beaver Borough Zoning Office. The representative indicated there are no records of environmental concern on file with the Big Beaver Borough Zoning Office for the subject property. A response from the Big Beaver Borough Fire Department and Pennsylvania State Police was pending at the time of this report.

7.5 Interview with Others

No additional interviews were conducted as part of this Phase I Environmental Site Assessment.

8. FINDINGS

Based upon background reviews and field activities conducted at the Mt. Airy Casino Resort #2 Property located in Big Beaver Borough, Beaver County, Pennsylvania, the following Findings are provided:

1. The results of the review of background information and the completion of the Phase I site inspection indicate no Recognized Environmental Conditions (RECs) are related to the subject property.
2. The results of the review of background information indicate no Controlled Recognized Environmental Conditions (CRECs) are related to the subject property.
3. The results of the review of background information indicate no Historical Recognized Environmental Conditions (HRECs) are related to the subject property.
4. An abandoned well was observed on the southern portion of the subject property. It is possible this well is the historical natural gas well referenced by the then owner of the site in the March 2017 Phase I ESA. This well should be properly abandoned in accordance with all applicable Federal and State regulations.

9. OPINION

Based on the Findings presented in the Phase I Environmental Site Assessment Report, LaBella Associates is of the opinion that no Recognized Environmental Conditions exist and that the subject property does not pose a significant environmental risk. No additional investigation is required.

10. CONCLUSION

LaBella Associates has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM Practice E 1527-13 of the Mt. Airy Casino Resort #2 Property. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Mt. Airy Casino Resort #2 Property.

11. DEVIATIONS

This Phase I Environmental Site Assessment was completed in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process (E1527-13)* and the United States Environmental Protection Agency (USEPA) Standard Practice for All Appropriate Inquiries: *Final All Appropriate Inquiries Standard (AAI Final Rule dated December 2013)*. As such, the scope of work for the investigation included a review of background information, in conjunction with the completion of a site investigation, in order to provide a determination of the potential presence of environmental liability associated with the subject property. No deviations from these standards exist.

12. ADDITIONAL SERVICES

No additional services were required beyond the scope of work outlined in LaBella Associates proposal dated August 10, 2018.

13. REFERENCES

Berg, T.M., Edmunds, W.E., Geyer, A.R., et al, *Geologic Map of Pennsylvania*, Pennsylvania Topographic and Geologic Survey, Harrisburg, 2nd Edition, 1980.

Geyer, A.R., and Wilshusen, J.P., 1982, *Engineering Characteristics of the Rocks of Pennsylvania*, Pennsylvania Topographic and Geologic Survey, Harrisburg, Environmental Geology Report EG 1, 300 p., (2nd Edition).

Smith, Robert H., *Soil Survey of Lawrence and Beaver Counties, Pennsylvania*, United States Department of Agriculture, April 1982.

United States Department of the Interior, Fish and Wildlife Services, National Wetlands Inventory Maps, 7.5-Minute Series, Beaver Falls, Pennsylvania Quadrangle.

United States Geological Survey, 7.5-Minute Series, Beaver Falls, Pennsylvania Quadrangle.

25 Pennsylvania Code, Chapter 105, Dam Safety and Waterway Management, January 1997.

14. SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

“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. Furthermore, 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 the all appropriate inquires in conformance with the standards and practices set forth 40 CFR Part 312.”



Jerry Luchansky
Environmental Analyst
LaBella Associates, P.C.



Martin Gilgallon, P.G.
Regional Environmental Manager
LaBella Associates, P.C.

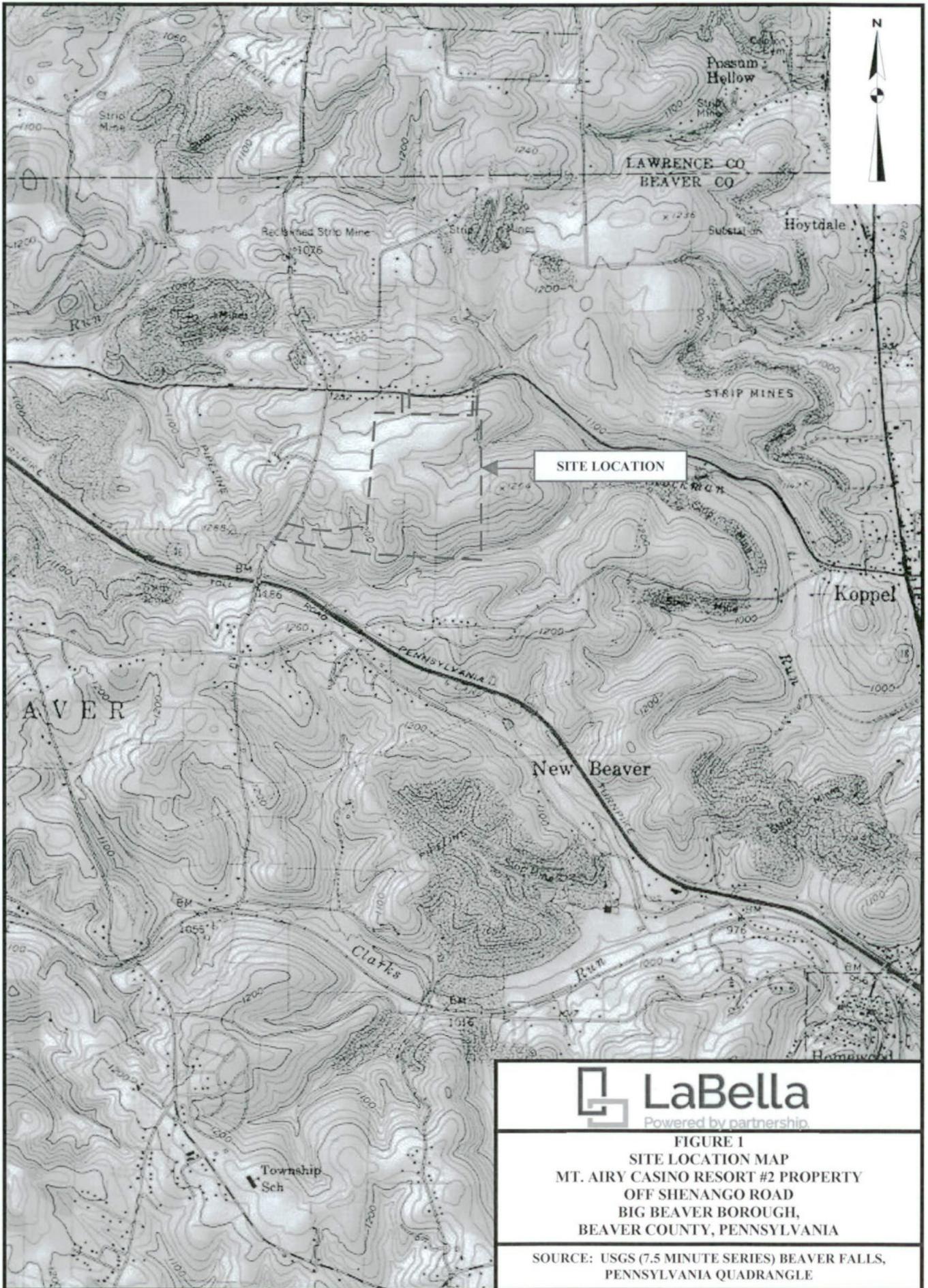
15. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Refer to Appendix J for copies of LaBella Associates Representative Resumes.

16. APPENDICES

The appendices referenced in the body of the report are attached.

APPENDIX A
Site Maps & Figures



LaBella
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FIGURE 1
 SITE LOCATION MAP
 MT. AIRY CASINO RESORT #2 PROPERTY
 OFF SHENANGO ROAD
 BIG BEAVER BOROUGH,
 BEAVER COUNTY, PENNSYLVANIA

SOURCE: USGS (7.5 MINUTE SERIES) BEAVER FALLS,
 PENNSYLVANIA QUADRANGLE

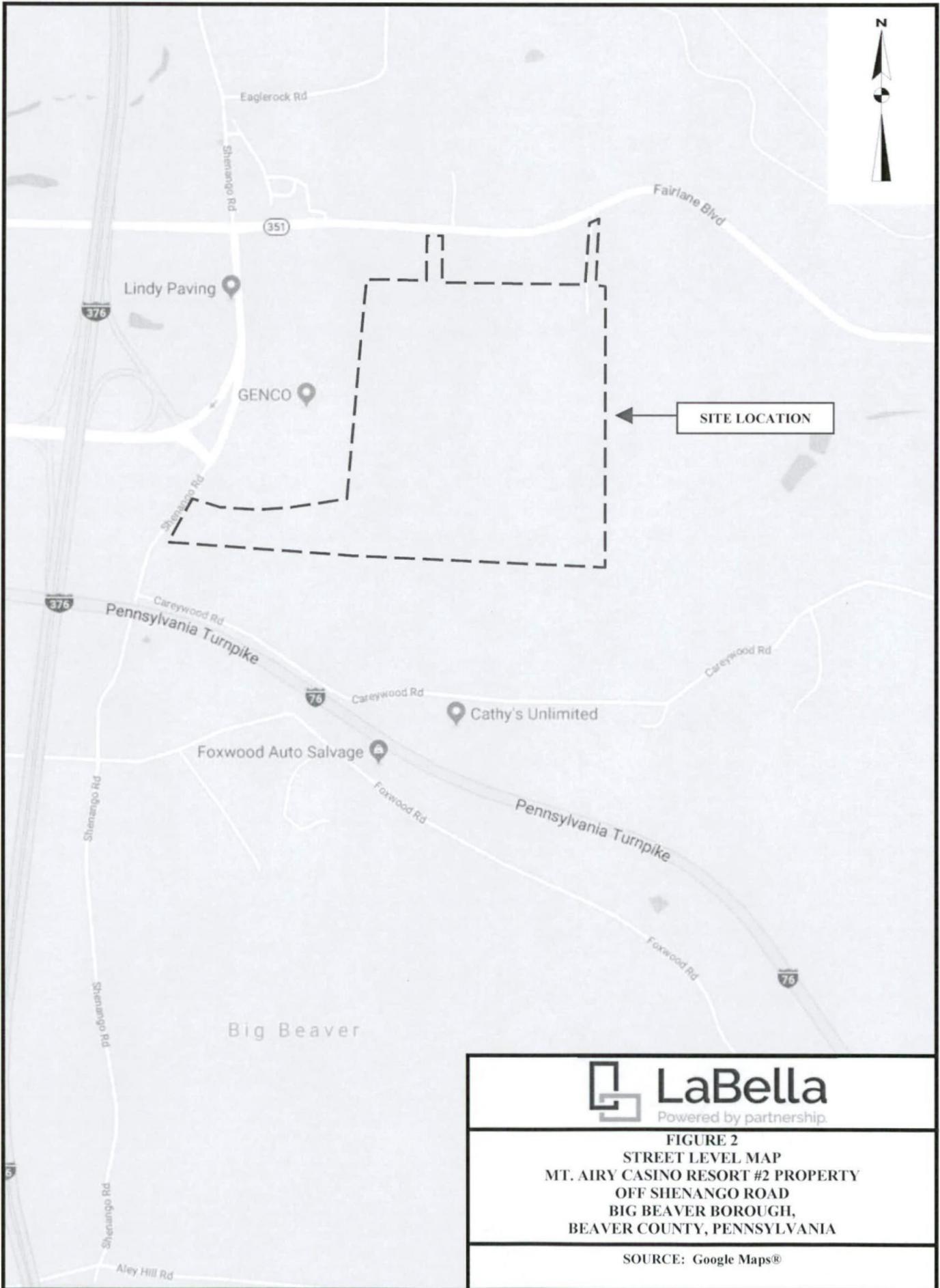
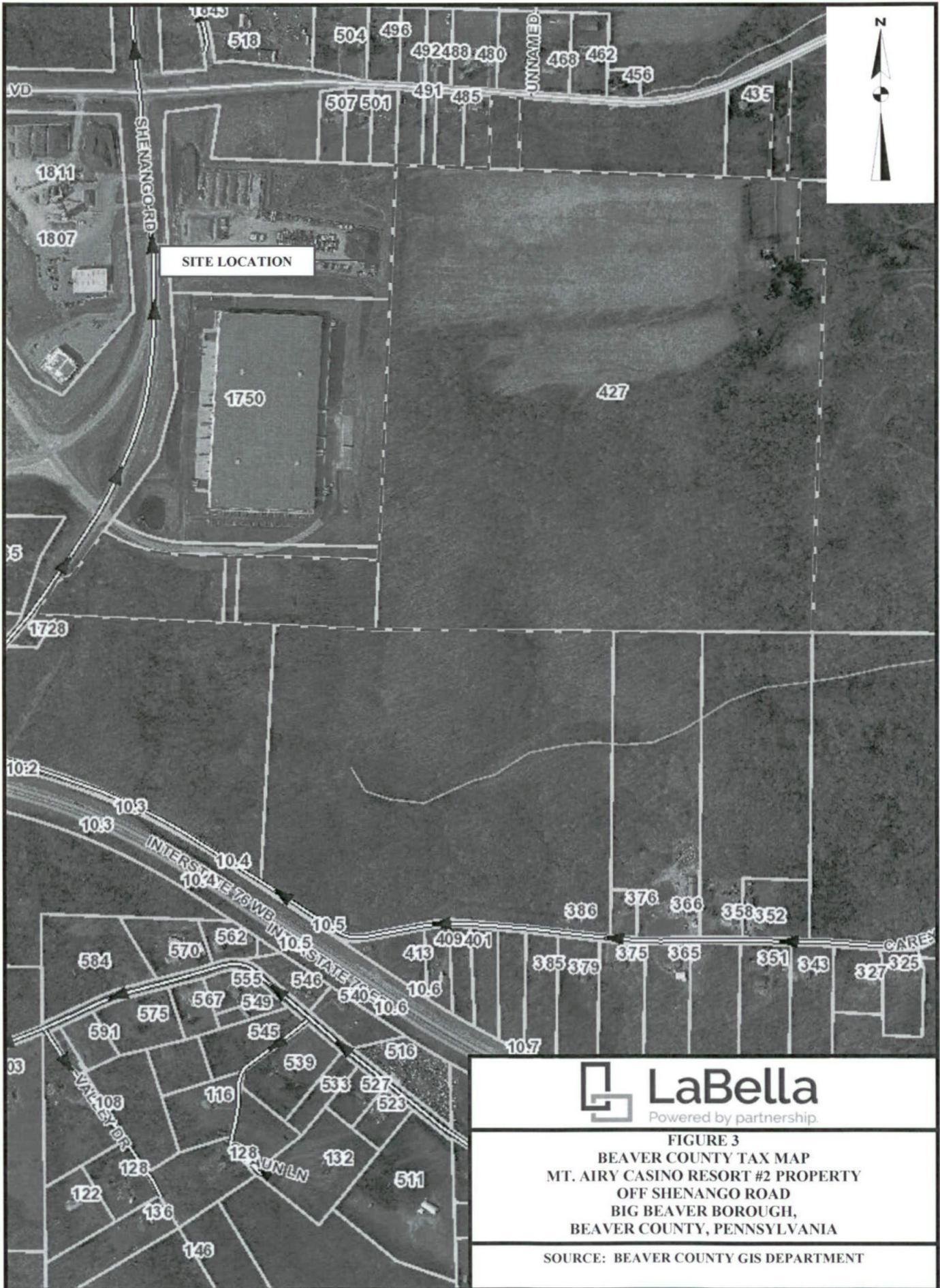
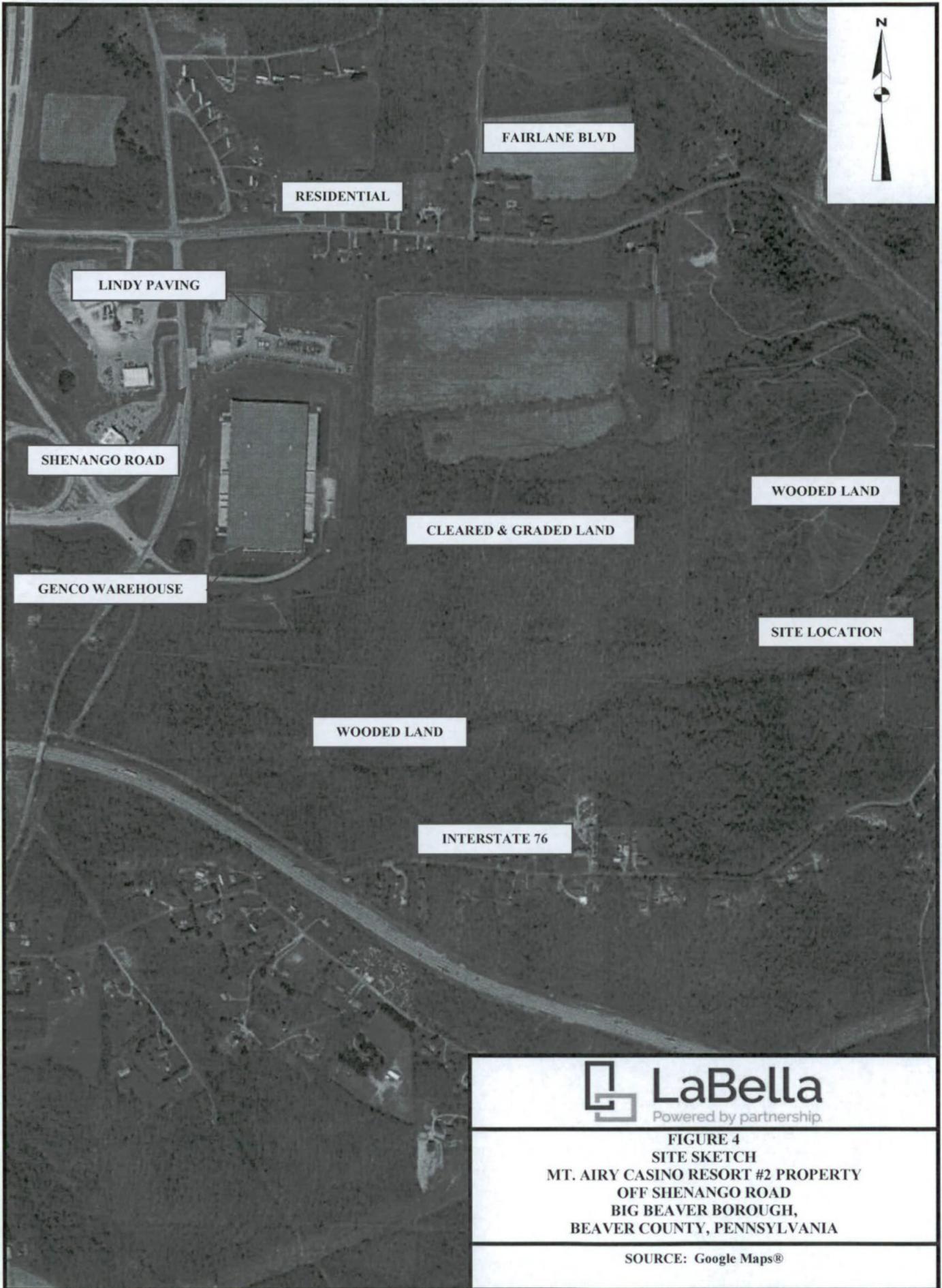


FIGURE 2
STREET LEVEL MAP
MT. AIRY CASINO RESORT #2 PROPERTY
OFF SHENANGO ROAD
BIG BEAVER BOROUGH,
BEAVER COUNTY, PENNSYLVANIA

SOURCE: Google Maps®





 **LaBella**
Powered by partnership.

FIGURE 4
SITE SKETCH
MT. AIRY CASINO RESORT #2 PROPERTY
OFF SHENANGO ROAD
BIG BEAVER BOROUGH,
BEAVER COUNTY, PENNSYLVANIA

SOURCE: Google Maps®

PENNSYLVANIA COUNTY RADON AVERAGES

BASEMENT CHARCOAL CANISTER

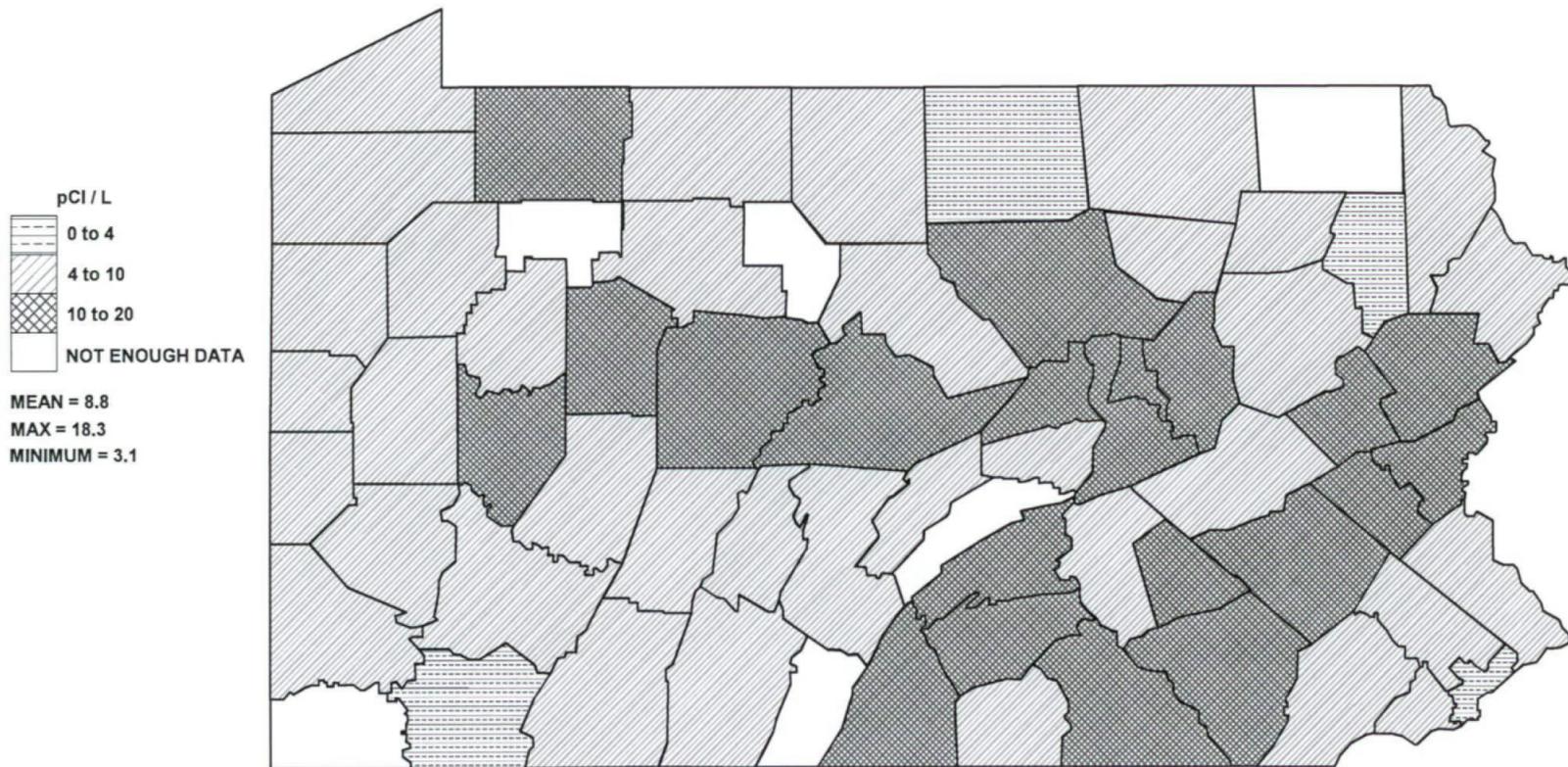


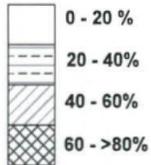
FIGURE 5
PENNSYLVANIA COUNTY RADON AVERAGES
BASEMENT CHARCOAL CANISTERS

SOURCE: PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION - BUREAU OF RADIATION PROTECTION

PERCENTAGE OF RADON READINGS ABOVE 4 pCi / l IN PENNSYLVANIA

TOTAL NUMBER OF READINGS = 145,084

PERCENTAGE OF RADON READINGS
ABOVE 4 pCi / l



PENNSYLVANIA STATISTICS

PERCENT OF HOUSING TESTED: 4.50%
ATTACHED HOUSING UNITS: 815,381
DETACHED HOUSING UNITS: 2,407,402

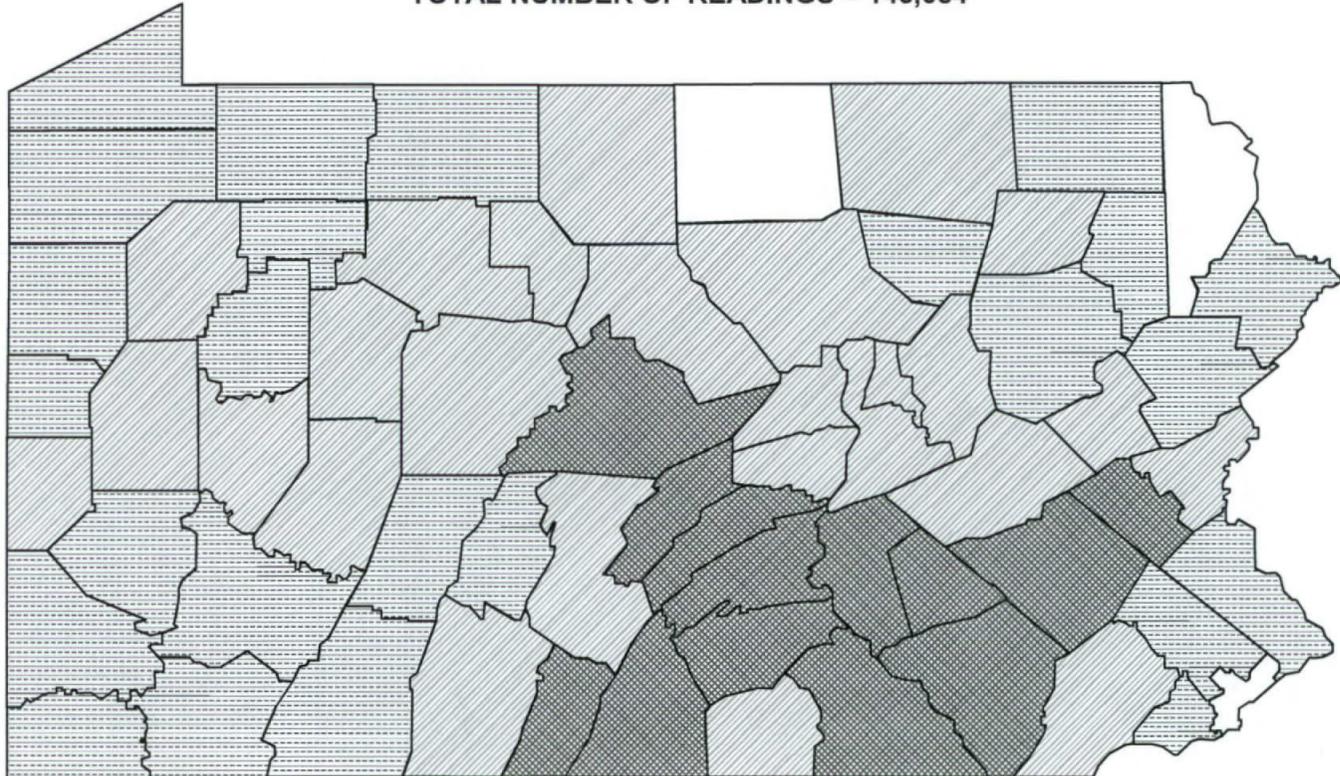
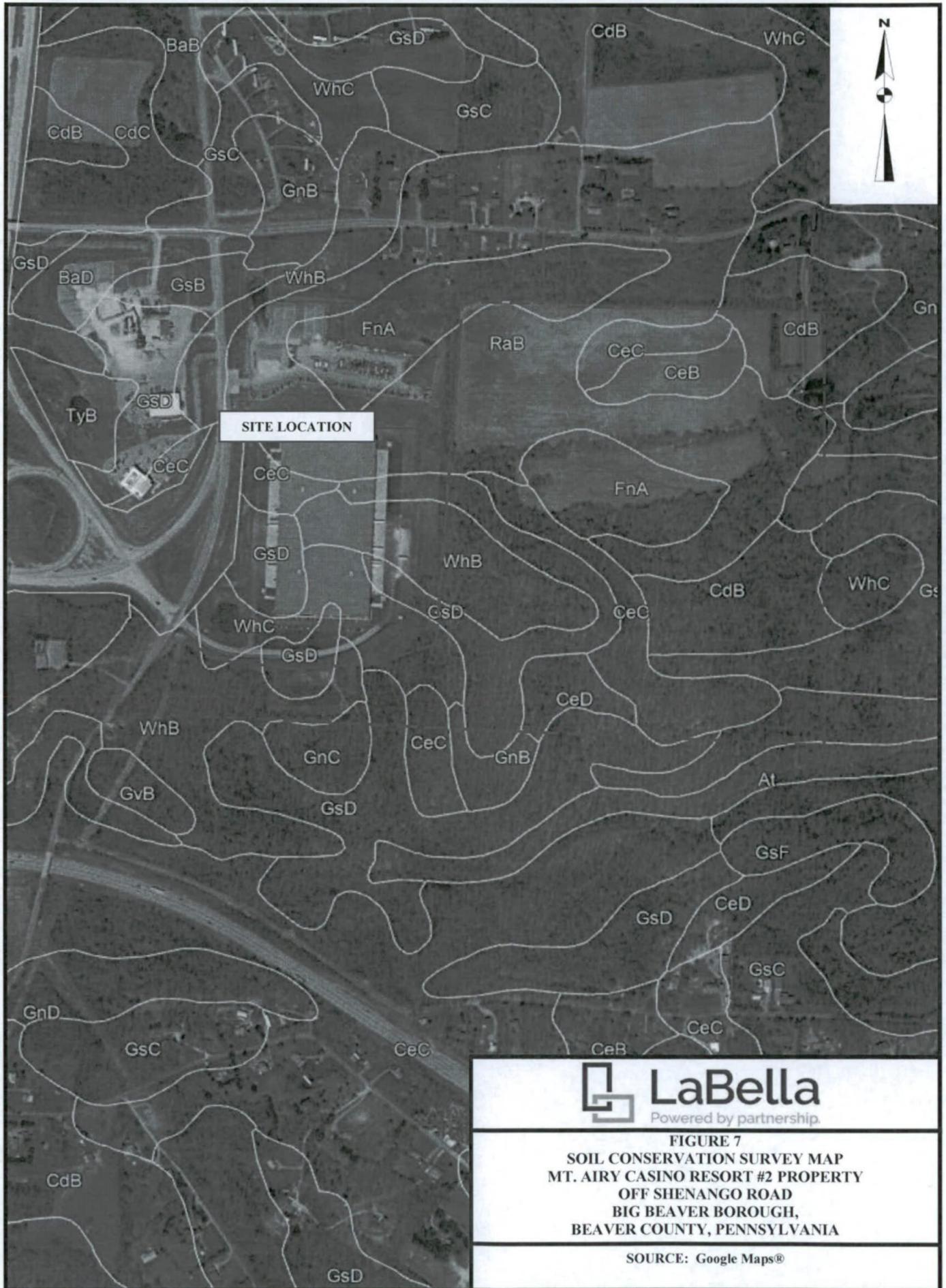


FIGURE 6
PERCENTAGE OF RADON READINGS ABOVE 4 pCi / l
IN PENNSYLVANIA

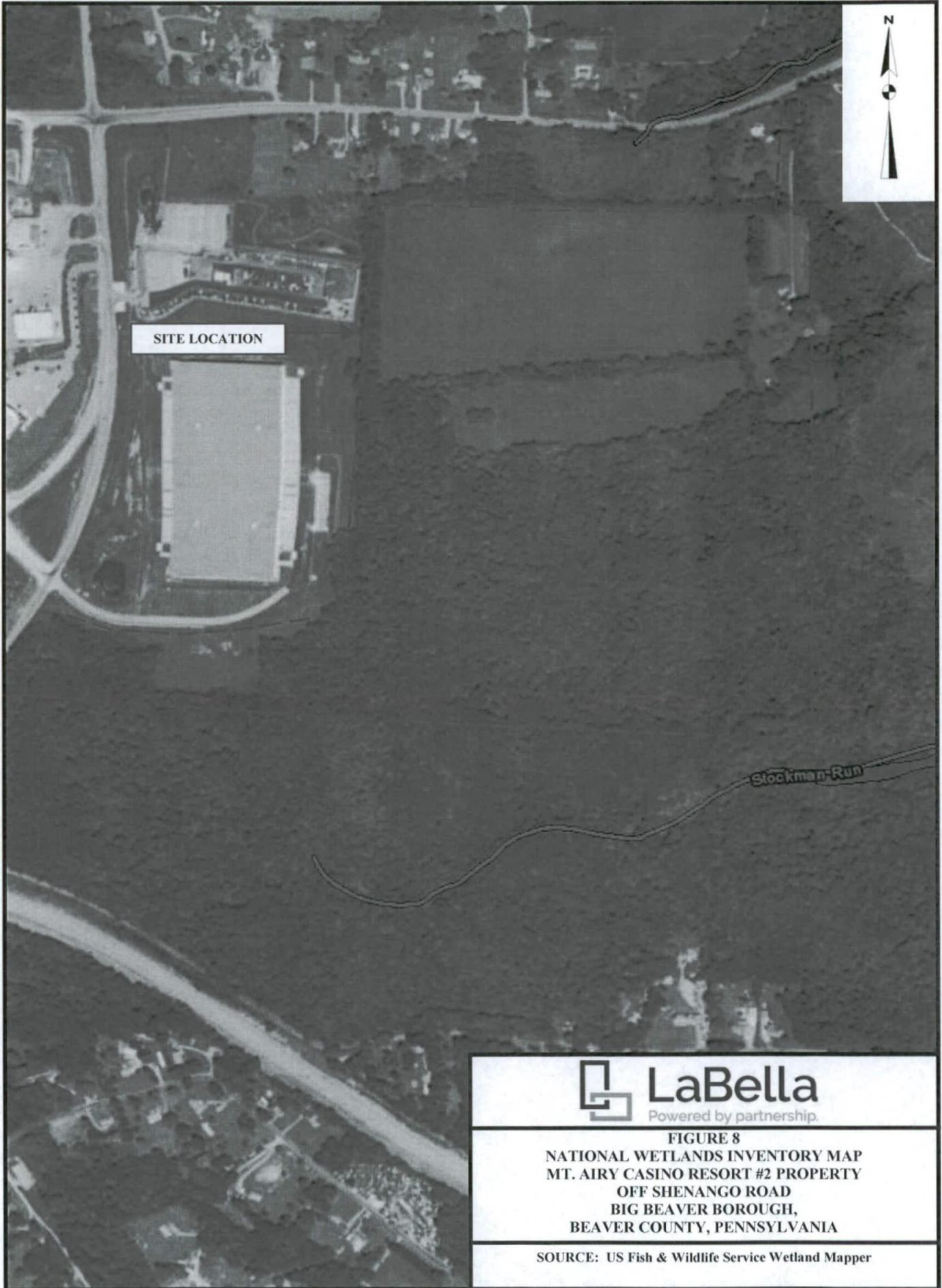
SOURCE: PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL
PROTECTION - BUREAU OF RADIATION PROTECTION



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FIGURE 7
SOIL CONSERVATION SURVEY MAP
MT. AIRY CASINO RESORT #2 PROPERTY
OFF SHENANGO ROAD
BIG BEAVER BOROUGH,
BEAVER COUNTY, PENNSYLVANIA

SOURCE: Google Maps®



SITE LOCATION



Stockman-Run

 **LaBella**
Powered by partnership.

FIGURE 8
NATIONAL WETLANDS INVENTORY MAP
MT. AIRY CASINO RESORT #2 PROPERTY
OFF SHENANGO ROAD
BIG BEAVER BOROUGH,
BEAVER COUNTY, PENNSYLVANIA

SOURCE: US Fish & Wildlife Service Wetland Mapper

APPENDIX B
Copy of Current Deed



JANICE JESCHKE BEALL
BEAVER COUNTY RECORDER OF DEEDS
 810 Third Street, Beaver, PA 15009
 Phone (724) 770-4560

RECORDING COVER/CERTIFICATION PAGE



INSTRUMENT #: 3551345
Receipt#: 2017926322
Clerk: MAP
Rec Date: 05/26/2017 01:18:53 PM
Doc Grp: RP
Descrip: DEED
Num Pgs: 8
Rec'd Frm: SEBRING & ASSOCIATES

Party1: LURAGHI TRUST
Party2: BIKOP LP

Consideration: 3000000.00
Taxable Amount: 3000000.00

Recording:

Cover Page	2.00
Recording Fee	13.00
Writ Tax	0.50
Affordable Housing	13.00
Record Improvement Fund	5.00
Additional Pages	6.00
Other Fees	4.00
Justice Fund	35.50
Sub Total:	79.00
Transfer Tax,	
STATE TAX	30000.00
BIG BEAVER BORO	15000.00
BEAVER FALLS SCHOOL DISTR	15000.00
Sub Total:	60000.00
Total:	60079.00

**** NOTICE: THIS IS NOT A BILL ****

Record and Return To:

SEBRING & ASSOCIATES
 339 OLD HAYMAKER ROAD SUITE 1101
 MONROEVILLE, PA 15146

I hereby CERTIFY that this document is recorded in the
 Recorder of Deeds Office of Beaver County, Pennsylvania



Janice Jeschke Beall

Janice Jeschke Beall
 Recorder of Deeds

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover page sheet, document data always supersedes.
 COVER PAGE MAY NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT
 FOR ANY ADDITIONAL INFORMATION

This Indenture



MADE the 18th day of May, 2017,

Between

James L. Luraghi and Genevieve Luraghi, Trustees of the Luraghi Revocable Trust, dated June 9, 2009, of the Borough of Big Beaver, County of Beaver and Commonwealth of Pennsylvania, (hereinafter called "Grantor").

AND

BiKop, LP, (hereinafter called "Grantee").

WITNESSETH, that the said Grantor in consideration of the sum of THREE MILLION and no/100 Dollars (U.S. \$3,000,000.00) paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the said Grantee, its heirs and assigns,

TAX PARCEL #53-102-0245-000

ALL that certain lot, tract and parcel of land lying and being situate in the Borough of Big Beaver, County of Beaver and Commonwealth of Pennsylvania being bounded and described as follows, to wit:

BEGINNING at a point on the line dividing the parcel herein described, other lands of the Grantor (Tax Parcel No. 53-102-0248-000, Instrument No. 3350483), and lands now or formerly of Robert C. Magliocca et. ux. (Tax Parcel No. 53-102-0244-000, Deed Book Volume 975, Page 943), which point of beginning is also the southwest corner of the parcel herein described; thence, by the line dividing the land herein described and land of Robert C. Magliocca et. ux. North 03°51'17" East a distance of 346.64 feet to a point in the center of Fairlane Boulevard, SR 351, (the width of which said road varies); thence, by the center of said Fairlane Boulevard, SR 351, South 84°04'38" East a distance of 126.58 feet to a point; thence, by the line dividing the land herein described and land now or formerly of RS Commercial Development, LLC (Tax Parcel No. 53-102-0253-000, Instrument No. 3505047), South 03°51'17" West a distance of 342.07 feet to a point on other lands of the Grantor; thence, by the

other lands of the Grantor (Tax Parcel No. 53-102-0248-000, Instrument No. 3350483), North 86° 08'43" West a distance of 126.50 feet to a point, being the place of beginning.

This parcel contains 43,561.3 square feet or 1.0 acres according to a survey by Keystone Survey and Mapping, Inc. dated February 13, 2017.

UNDER AND SUBJECT TO an existing sanitary sewer line as shown on said survey.

Being the same premises which James L. Luraghi and Genevieve Luraghi, husband and wife, by deed dated June 19, 2009 and recorded in the Office of the Recorder of Deeds of Beaver County at Instrument No. 3350482 did grant and convey unto James L. Luraghi and Genevieve Luraghi, Trustees of the Luraghi Revocable Trust dated June 9, 2009, the Grantor herein.

TOGETHER WITH any and all of Grantor's right of surface, lateral, or subsurface support. All surface rights and subsurface support rights are expressly transferred and conveyed to Grantee and Grantor has no right to use the surface or subsurface support or permit others to use the surface or subsurface support for any purpose whatsoever without the written permission of the Grantee, its successors and assigns.

EXCEPTING AND RESERVING to Grantor, all subsurface rights relating to any gas, methane, oil, and/or by products thereof underlying the land.

UNDER AND SUBJECT to any and all reservations, restrictions, easements, rights-of-way, covenants and/or conditions set forth in prior deeds of record.

AND ALSO

TAX PARCEL #53-102-0247-000

ALL that certain lot, parcel and tract of land lying and being situate in the Borough of Big Beaver, County of Beaver and Commonwealth of Pennsylvania being bounded and described as follows, to wit:

BEGINNING at a point on the line dividing the land herein described, other lands of the Grantor (Tax Parcel No. 53-102-0248-000, Instrument No. 3350483), and lands now or formerly of William A. Robbins (Tax Parcel No. 53-102-0246-000, Deed Book Volume 1119, Page 358); which point also marks the southwest corner of the parcel herein described; thence, from said point of beginning North 04° 10' 35" East a distance of 514.85 feet to a point in the center of Fairlane Boulevard SR 351, a highway of variable width; thence, by the center line of said Fairlane Boulevard North 65° 47' 48" East a distance of 93.90 feet to a point; thence, by the line dividing the lands herein described and lands now or formerly of Robert J. Svihra (Tax Parcel No. 53-102-0253-004, Instrument No. 3345041), South 04° 10' 35" West a distance of 559.02 feet to a 5/8" rebar found and held on the line dividing the land herein described and other land of the Grantor (Tax Parcel No. 53-102-0248-000, Instrument No. 3350483), thence, North 86° 8' 43" West a distance of 82.61 feet to the point of beginning.

This parcel of land contains 44,358.0 square feet or 1.018 acres according to a survey by Keystone Surveying and Mapping Inc. dated February 13, 2017

UNDER AND SUBJECT TO an existing sanitary sewer line as shown on said survey.

UNDER AND SUBJECT TO a right-of-way to Penn Power as recorded in Beaver County Deed Book Volume 1641, page 42.

Being the same premises which James L. Luraghi and Genevieve Luraghi, husband and wife by deed dated June 19, 2009 and recorded in the Office of the Recorder of Deeds of Beaver County at Instrument No. 3550483 as Parcel No. 2 did grant and convey unto James L. Luraghi and Genevieve Luraghi, Trustees of the Luraghi Irrevocable Trust dated June 9, 2009, the Grantor herein.

TOGETHER WITH any and all of Grantor's right of surface, lateral, or subsurface support. All surface rights and subsurface support rights are expressly transferred and conveyed to Grantee and Grantor has no right to use the surface or subsurface support or permit others to use the surface or subsurface support for any purpose whatsoever without the written permission of the Grantee, its successors and assigns.

EXCEPTING AND RESERVING to Grantor, all subsurface rights relating to any gas, methane, oil, and/or by products thereof underlying the land.

UNDER AND SUBJECT to any and all reservations, restrictions, easements, rights-of-way, covenants and/or conditions set forth in prior deeds of record.

AND ALSO

TAX PARCEL #53-102-0248-000

ALL that certain lot, tract and parcel of land lying and being situate in the Borough of Big Beaver, County of Beaver and Commonwealth of Pennsylvania being bounded and described as follows, to wit:

BEGINNING at a 5/8" rebar found and held on the line dividing the land herein described, lands now or formerly of Lindy Paving, Inc. (Tax Parcel No. 53-102-0239-005, Instrument No. 3408579), land now or formerly of Kenneth E. Runyan et. ux. (Tax Parcel No. 53-102-0241-000, Instrument No. 3359489), and land now or formerly of John W. Orzik et. ux. (Tax Parcel No. 53-102-0242-001, Deed Book Volume 1354, page 134), which point is also the northwest corner of the parcel herein described; thence, from said point of beginning South 86°08'43" East a distance of 1834.81 feet to a point; thence, by lands now or formerly of Robert J. Svihra (Tax Parcel No. 53-102-0250-000, Instrument No. 3159025), South 00°44'26" West a distance of 286.78 to a point, which was at the center of a 18" wild cherry tree in existence at the time of the survey from which this description was made; thence, South 36°58'09" East a distance of 212.46 feet to a 5/8" capped rebar found and held; thence, South 03°52'42" West by lands now or formerly of Robert J. Svihra a distance of 1708.01 feet; thence by lands now or formerly of Robert E. Davenport et. ux. (Tax Parcel No. 53-102-0243-000, Deed Book Volume

1696, page 714), lands now or formerly of Theodore S. Box et. ux. (Tax Parcel No. 53-102-0233-000, Instrument No. 3071706), and lands now of David Arthur Claffoni (Tax Parcel No. 53-102-0235-000, Deed Book Volume 1498, page 286), North 86°27'57" West, a distance of 1990.80 feet to a 2" axle found and held; thence, North 03°54'45" East by lands now or formerly of Turnpike Distribution L.P. (Tax Parcel No. 53-102-0239-001, Instrument No. 3289615), lands now or formerly of Centurion Turnpike, LLC (Tax Parcel No. 53-102-0239-010, Instrument No. 3436935), and lands of Lindy Paving, Inc. (Tax Parcel No. 53-102-0239-005, Instrument No. 3408579), a distance of 2166.28 feet to the 5/8" rebar found and held being the place of beginning.

UNDER AND SUBJECT TO a right-of-way to Penn Power as recorded in Beaver County Deed Book Volume:1641, page 42.

Being the same premises which James L. Luraghi and Genevieve Luraghi, husband and wife by deed dated June 19, 2009 and recorded in the Office of the Recorder of Deeds of Beaver County at Instrument No. 3550483 as Parcel No. 1, did grant and convey unto James L. Luraghi and Genevieve Luraghi, Trustees of the Luraghi Irrevocable Trust dated June 9, 2009, the Grantor herein.

TOGETHER WITH any and all of Grantor's right of surface, lateral, or subsurface support. All surface rights and subsurface support rights are expressly transferred and conveyed to Grantee and Grantor has no right to use the surface or subsurface support or permit others to use the surface or subsurface support for any purpose whatsoever without the written permission of the Grantee, its successors and assigns.

EXCEPTING AND RESERVING to Grantor, all subsurface rights relating to any gas, methane, oil, and/or by products thereof underlying the land.

UNDER AND SUBJECT to any and all reservations, restrictions, easements, rights-of-way, covenants and/or conditions set forth in prior deeds of record.

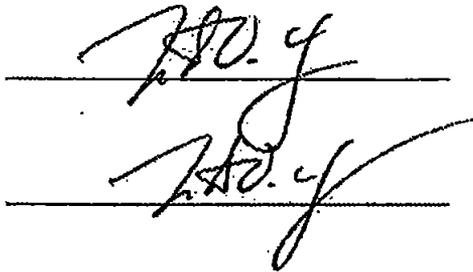
with the appurtenances: **TO HAVE AND TO HOLD** the same to and for the use of the said Grantee, its successors and assigns forever, and the Grantor, for its successors and assigns, hereby covenants and agrees that it will **WARRANT SPECIALLY** the property hereby conveyed.

NOTICE THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)

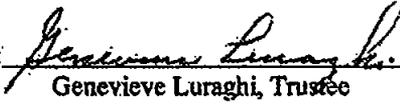
IN WITNESS WHEREOF, the said Grantor has caused the hands and seals of the Trustees to be affixed hereto the day and year first above written.

WITNESS:

Luraghi Revocable Trust dated June 9, 2009



By:  (SEAL)
James L. Luraghi, Trustee

By:  (SEAL)
Genevieve Luraghi, Trustee

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

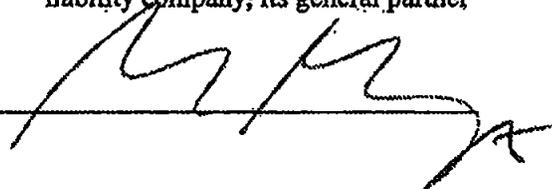
WITNESS:

BiKop, LP, a Pennsylvania limited partnership

By: 7 & 13 Associates, LLC, a Pennsylvania limited liability company; its general partner



By: _____



COMMONWEALTH OF PENNSYLVANIA :

: ss:

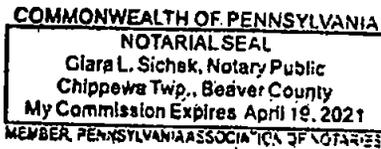
COUNTY OF BEAVER :

On this the 18th day of May, A.D. 2017, before me a Notary Public, the undersigned officer, personally appeared James L. Luraghi and Genevieve Luraghi, Trustees of the Luraghi Revocable Trust dated June 9, 2009, and that they as said Trustees, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing their names as Trustees.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires:

Glara L. Sichek
Notary Public



CERTIFICATE OF RESIDENCE

I, do hereby certify that the Grantees' precise residence is 428 Boulevard of the Allies, Suite 100, Pittsburgh, PA 15219

Witness my hand this 18th day of May, 2017.

[Signature]
Title

THIS DEED

Made the 17th day of January, the year 2007, between NEYER/CASTLEBROOK DEVELOPMENT #1, LLC, (hereinafter called the Grantor); and TURNPIKE DISTRIBUTION L.P. a Pennsylvania limited partnership (hereinafter called the "Grantee");

WITNESSETH, That as a capital contribution to the Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to said Grantee,

ALL THAT CERTAIN parcel of ground situate in the Borough of Big Beaver, County of Beaver and Commonwealth of Pennsylvania, designated as Lots Numbers 1, 2 and 3 in the Svihra Subdivision Plan recorded in the Office of the Recorder of Deeds of Beaver County in Plan Book Volume 34, Page 153, more particularly described in Exhibit A attached hereto.

ALSO, all Grantor's right, title and interest in Svihra Place and Turnpike Drive as shown on the aforesaid recorded Plan, and as more particularly described in Exhibit B attached hereto.

UNDER AND SUBJECT to easements and setback lines as shown on the recorded Plan.

BEING part of the same premises conveyed to Grantor by deed of Robert J. Svihra dated August 30, 2006 and recorded in the Office of the Recorder of Deeds of Beaver County at Instrument No. 3279149.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This Notice is set forth pursuant to Act No. 255, approved September 10, 1965, as amended.)

GRANTOR HAS NO ACTUAL KNOWLEDGE OF ANY HAZARDOUS WASTE, DEFINED IN ACT NO. 1980-97 OF THE COMMONWEALTH OF PENNSYLVANIA, HAVING BEEN OR WHICH IS PRESENTLY BEING DISPOSED ON OR ABOUT THE PROPERTY DESCRIBED IN THIS DEED.

83

AND the said Grantor hereby covenants and agrees that it will warrant generally the property hereby conveyed.

NOTICE

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

Witness:

TURNPIKE DISTRIBUTION L.P.

Laura E. Doherty
[Signature]

By: Cassandra J. Belmonte

This 17th day of January 2007.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand, the day and year first above written.

Signed and delivered
in the presence of

NEYER/CASTLEBROOK
DEVELOPMENT #1, LLC

By: Neyer/Pennsylvania Development, LLC,
its Managing Member

Laura E. Doherty

By: Al. Neyer, Inc.,
its Manager

By: Cassandra J. Belmonte
Cassandra J. Belmonte,
Vice President

STATE OF OHIO :
 : ss.
COUNTY OF HAMILTON :

On this 17th day of January, 2007, before me, a Notary Public in and for the State of Ohio, came the above named Cassandra J. Belmonte, Vice President of Al. Neyer, Inc., Manager, and acknowledged the foregoing deed to be her act and deed, and the act and deed of the Grantor, and desired the same to be recorded as such.

WITNESS my hand and notarial seal the day and year aforesaid.



LAURA E. DOHERTY
Notary Public, State of Ohio
My Commission Expires 09-18-08

Laura E. Doherty
Notary Public

My commission expires: 9-18-08

I HEREBY CERTIFY, that the precise address of the Grantor herein is c/o Neyer/Castlebrook Development #1, LLC, 302 West 3rd Street, Suite 800, Cincinnati, Ohio 45202.

Cassandra J. Belmonte

Cassandra J. Belmonte
Vice President, Finance

1878368 1



3289615

Page: 3 of 8

01/19/2007 02:51P

MCNEES/NEYER/CASTLEBRO DEED 49.50 Beaver County

- 3 -

Exhibit A

**Legal Description
for
Lot 1**

All that certain parcel of ground situate in the Borough of Big Beaver, Beaver County, Commonwealth of Pennsylvania, designated as Lot 1 in the Svihra Subdivision Plan to be recorded, in the Recorder of Deeds Office of Beaver County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

Beginning at a point at the northwest corner of lands now or formerly Richard L. Boggs and the easterly right of way line of S.R. 4001; thence from said point of beginning along said right of way line for the following four (4) courses and distances: 1.) N 40°00'44" E a distance of 36.77' feet to a point (incorrectly shown on subdivision map); 2.) N 36°23'30" E a distance of 146.25 feet to a point; 3.) N 63°58'29" E a distance of 171.67 feet to a point; 4.) N 36°32'37" E a distance of 204.89 feet to a point on the southerly right of way line of Turnpike Drive of said plan, having a width of 60.00 feet; thence along said southerly line for the following four (4) courses and distances: 1.) S 47°29'42" E a distance of 25.23 feet to a point of curvature; 2.) by the arc of a circle curving to the left having a radius of 380.00 feet, an arc length of 256.17 feet, subtended by a chord S 66°48'27" E a distance of 251.35 feet to a point of tangency; 3.) S 86°06'53" E a distance of 169.42 feet to a point; 4.) S 86°07'21" E a distance of 113.30 feet to a point on the westerly line of Svihra Place; thence by the arc of a circle curving to the right, having a radius of 25.00 feet, an arc length of 39.43 feet, subtended by a chord S 40°56'35" E a distance of 35.47 feet to a point of tangency; thence continuing along said westerly line of Svihra Place S 04°14'11" W a distance of 292.80 feet to a point on the northerly line of lands of Sam Beatty; thence along said northerly line of said lands of Beatty and the northerly line of said lands of Boggs N 85°45'49" W a distance of 922.50 feet (incorrectly shown on subdivision map) to the point of beginning.

Containing 259,160 square feet or 5.949 acres (incorrectly shown on subdivision map).

**Legal Description
for
Lot 2**

All that certain parcel of ground situate in the Borough of Big Beaver, Beaver County, Commonwealth of Pennsylvania, designated as Lot 2 in the Svihra Subdivision Plan to be recorded, in the Recorder of Deeds Office of Beaver County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

Beginning at a point on the northerly line of lands now or formerly David Arthur Ciaffoni and the southeast corner described herein; thence from said point of beginning along the northerly line of said lands N 85°45'49" W a distance of 596.68 feet to a point on the easterly right of way line of Svihra Place; thence along said easterly right of way line N 04°14'11" E a distance of 293.49 feet to a point of curvature; thence continuing along said easterly right of way line by the arc of a circle curving to the right, having a radius of 25.00 feet, an arc length of 39.11 feet, subtended by a chord N 49°03'25" E a distance of 35.24 feet to a point on the southerly right of way line of Turnpike Drive of said plan; thence along said southerly right of way line S 86°07'21" E a distance of 569.83 feet to a point on the westerly line on lands of James & Genevieve Luraghi; thence along the westerly line of said lands S 03°52'39" W a distance of 322.07 feet to the point of beginning.

Containing 190,601 square feet or 4.376 acres.

**Legal Description
for
Lot 3**

All that certain parcel of ground situate in the Borough of Big Beaver, Beaver County, Commonwealth of Pennsylvania, designated as Lot 3 in the Svihra Subdivision Plan to be recorded, in the Recorder of Deeds Office of Beaver County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

Beginning at a point on the westerly line of lands now or formerly James & Genevieve Luraghi and it's intersection with the northerly right of way line of Turnpike Drive of said plan; thence from said point of beginning along said northerly right of way line for the following four (4) courses and distances: 1.) N 86°07'21" W a distance of 793.12 feet to a point; 2.) N 86°06'53" W a distance of 169.42 feet to a point; 3.) by the arc of a circle curving to the right, having a radius of 320.00 feet, an arc length of 215.72 feet, subtended by a chord N 66°48'27" W a distance of 211.66 feet to a point; 4.) N 47°29'42" W a distance of 31.50 feet to a point on the easterly right of way line of S.R. 4001; thence along said easterly right of way line for the following five (5) courses and distances: 1.) N 36°32'37" E a distance of 262.70 feet to a point; 2.) N 39°59'14" E a distance of 114.50 feet to a point; 3.) N 12°11'30" E a distance of 328.50 feet to a point; 4.) N 02°48'47" W a distance of 349.75 feet to a point; 5.) N 02°35'57" W a distance of 83.44 feet to the southwest corner of Lot 4 of said plan; thence along the southerly line of said Lot 4 S 86°00'08" E a distance of 980.33 feet to a point on the westerly line of said lands of Luraghi; thence along said westerly line S 03°52'39" W a distance of 1157.01 feet to the point of beginning.

Containing 1,160,899 square feet or 26.651 acres.

Exhibit B

**Legal Description
for
Turnpike Drive
60' wide**

All that certain parcel of ground situate in the Borough of Big Beaver, Beaver County, Commonwealth of Pennsylvania, designated as Turnpike Drive, 60 feet wide right of way in the Svihra Subdivision Plan to be recorded, in the Recorder of Deeds Office of Beaver County, Commonwealth of Pennsylvania, being more particularly bounded and described as follows:

Beginning at a point at the northeast corner of Lot 2 of said plan, thence from said point of beginning along the northerly lines of Lot 2, Svihra Place and Lot 1 of said plan N 86°07'21" W a distance of 793.12 feet to a point; thence along the northerly line of Lot 1 for the following three (3) courses and distances: 1.) N 86°06'53" W a distance of 169.42 feet to a point of curvature; 2.) by the arc of a circle curving to the right having a radius of 380.10 feet, an arc length of 256.17 feet, subtended by a chord N 66°48'27" W a distance of 251.35 feet to a point of tangency; 3.) N 47°29'42" W a distance of 25.23 to a point of the easterly right of way line of S.R. 4001; thence along said easterly right of line N 36°32'37" E a distance of 60.32 feet to a point at the southwest corner of Lot 3 of said plan; thence continuing along the southerly line of said Lot 3 for the following four (4) courses and distances: 1.) S 47°29'42" E a distance of 31.50 feet to a point of curvature; 2.) by the arc of a circle curving to the left having a radius of 320.00, an arc length of 215.72 feet, subtended by a chord S 66°48'27" E a distance of 211.66 feet to a point of tangency; 3.) S 86°06'53" E a distance of 169.42 feet to a point; 4.) S 86°07'21" E a distance of 793.12 feet to a point on the easterly line of lands now or formerly James & Genevieve Luraghi; thence along said easterly line S 03°52'39" W a distance of 60.00 feet to the point of beginning.

Containing 73,610 square feet or 1.690 acres.

**Legal Description
for
Svihra Place
60' Wide**

All that certain parcel of ground situate in the Borough of Big Beaver, Beaver County, Commonwealth of Pennsylvania, designated as Svihra Place, 60 feet wide right of way in the Svihra Subdivision Plan to be recorded, in the Recorder of Deeds Office of





3289615

Page: 8 of 8
01/18/2007 03:51P

RECORDER'S USE ONLY

as Paid	9000.00
Book Number	3289615
Page Number	
Date Recorded	1-19-07

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280603
HARRISBURG, PA 17128-0603

MCKEE/SNEYER/CASTLEBRO DEED 48.88 Beaver County

**REALTY TRANSFER TAX
STATEMENT OF VALUE**

See Reverse for Instructions

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	William H. McNeers, Jr.	Telephone Number	
Street Address	345 Commerce Street	Area Code (724.)	775-8500
City	Beaver	State	Pa.
		Zip Code	15009

B TRANSFER DATA

Grantor(s)/Lessor(s)	Neyen/Castlebrook Development #1, LLC	Date of Acceptance of Document	
Street Address	307 Fourth Ave. Suite 1400	Grantee(s)/Lessee(s)	Tampike Distribution L.P.
City	Pittsburgh	Street Address	c/o Neyen/Castlebrook Development #1, LLC
State	PA	City	Cincinnati
Zip Code	15222	State	OH
		Zip Code	45202

C PROPERTY LOCATION

Street Address	Wallace Run Road	City, Township, Borough	Big Beaver Borough
County	County	School District	
		Tax Parcel Number	53-102-0239.005

D VALUATION DATA

1. Actual Cash Consideration	- 0 -	2. Other Consideration	+ 900,000.00	3. Total Consideration	= 900,000.00
4. County Assessed Value	14,950.00	5. Common Level Ratio Factor	x 3.31	6. Fair Market Value	= 49,484.50

E EXEMPTION DATA

1a. Amount of Exemption Claimed	- 0 -	1b. Percentage of Interest Conveyed	100%
---------------------------------	-------	-------------------------------------	------

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (Name of Decedent) _____ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/intra party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	William H. McNeers, Jr.	Date	1-19-07
---	-------------------------	------	---------

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

APPENDIX C
ASTM Questionnaire

USER QUESTIONNAIRE

Description of Site: Address

Property located off Shenango Road
SR4001

1. Introduction

In order to qualify for one of the *Landowner Liability Protections (LLPs)*¹⁸⁷ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*")¹⁸⁸, the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The user should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

2. Required Information

2.1 Environmental liens that are filed or recorded against the property (40 CFR 312.25).

Did a search of *recorded land title records* (or judicial records where appropriate¹) identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law?

No

¹In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify the environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

2.2 Activity and land use limitations that are in place on the *property* or that have been filed or recorded against the *property* (40 CFR 312.26(a)(1)(v) and vi)).

Did a search of *recorded land title records* (or judicial records where appropriate¹) identify any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the *property* and / or have been filed or recorded against the *property* under federal, tribal, state or local law?

No

2.3 Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

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?

No

2.4 Relationship of the purchase price to the 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*?

Yes

2.5 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,

A. Do you know the past uses of the *property*?

Flooded Land No Development

- B. Do you know of specific chemicals that are present or once were present at the *property*? **No**
- C. Do you know of spills or other chemical releases that have taken place at the *property*? **No**
- D. Do you know of any environmental cleanups that have taken place at the *property*? **No**

2.6 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).

Based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*?

No

¹⁸⁷ *Landowner Liability Protections*, or *LLPs*, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchases, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("Common Elements" Guide) issued on March 6, 2013.

²P.L. 107-118.

3. ADDITIONAL INFORMATION

In addition, certain information should be collected, if available, and provided to the *environmental professional* selected to conduct the *Phase I Environmental Site Assessment*. This information is intended to assist the *environmental professional*, but is not necessarily required to qualify for on the *LLPs*. The information includes:

3.1 Specify the reason why the Phase I is being performed:

FOR FINANCING AND ALSO TO BE INCLUDED
IN A GAMING LIC. APPLICATION

3.2 Specify the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.:

UNDEVELOPED LAND PURCHASE

3.3 Provide the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful):

SITE MAP ATTACHED

3.4 Provide the scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E 1527 are to be considered):

STANDARD PRACTICE

3.5 Provide the identification of all parties who will rely on the Phase I report:

MOUNT AIRY NO. 1 LLC

3.6 Provide the identification of the site contact and how the contact can be reached:

CARMELO SEQUINOT
(570) 243-4805

3.7 Provide any special terms and conditions which must be agreed upon by the *environmental professional*:

NONE

3.8 Provide any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental condition).

Copy of the prior Phase I report attached

4. USER'S INFORMATION

This questionnaire was completed by:

Name: Carmelo Sequino

Title: Chief Financial Officer

Firm: Mount Airy No 1 LLC

Address: 312 Woodlawn Road
Mount Pocono Pa 18344

Phone Number: (570) 243-4805

Date: 9/26/18

Copies of the completed questionnaire have been filed at:

LaBella Associates, PC
1000 Dunham Drive, Suite B
Dunmore, PA 18512

Copies of the completed questionnaire have been mailed or delivered to:

User represents that to the best of the user's knowledge the above statements and facts are true and correct and to the best of the user's actual knowledge, no material facts have been suppressed or misstated.

Signature:



Signature:

APPENDIX D

Governmental Database Report



DATABASE REPORT

Project Property: *Proposed Mt. Airy #2 Site
427 Fairlane Boulevard
Big Beaver PA 16141
2181940*

Project No: *2181940*

Report Type: *Database Report*

Order No: *20180925148*

Requested by: *LaBella Associates*

Date Completed: *September 27, 2018*

**Environmental Risk
Information Services**
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

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Executive Summary

Property Information:

Project Property: *Proposed Mt Airy #2 Site
427 Fairlane Boulevard Big Beaver PA 16141*

Project No: *2181940*

Coordinates:

Latitude: *40 838771*
Longitude: *-80 357042*
UTM Northing: *4,521,058 26*
UTM Easting: *554,205 47*
UTM Zone: *UTM Zone 17T*

Elevation: *1,205 FT*

Order Information:

Order No: *20180925148*
Date Requested: *September 25, 2018*
Requested by: *LaBella Associates*
Report Type: *Database Report*

Historicals/Products:

ERIS Explorer *ERIS Explorer*
Excel Add-On *Excel Add-On*
Fire Insurance Maps *US Fire Insurance Maps*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	5	0	0	0	0	-	0
SEMS	Y	5	0	0	0	0	-	0
ODI	Y	5	0	0	0	0	-	0
SEMS ARCHIVE	Y	5	0	0	0	0	-	0
CERCLIS	Y	5	0	0	0	0	-	0
IODI	Y	5	0	0	0	0	-	0
CERCLIS NFRAP	Y	5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	5	0	0	0	0	-	0
RCRA LQG	Y	25	0	0	0	-	-	0
RCRA SQG	Y	25	0	0	0	-	-	0
RCRA CESQG	Y	25	0	0	0	-	-	0
RCRA NON GEN	Y	25	0	0	0	-	-	0
FED ENG	Y	5	0	0	0	0	-	0
FED INST	Y	5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
CLEANUP EFACTS	Y	5	0	0	0	.5	-	.5

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
HSCA	Y	1	0	0	0	0	0	0
DELISTED DRYC	Y	.25	0	0	0	-	-	0
SWF	Y	5	0	0	0	0	-	0
LUST	Y	.5	0	0	0	0	-	0
LST UNREG	Y	.5	0	0	0	0	-	0
LAST	Y	.5	0	0	0	0	-	0
DELISTED LST	Y	5	0	0	0	0	-	0
UST	Y	.25	0	0	0	-	-	0
AST	Y	25	0	0	0	-	-	0
UNREG TANK	Y	.25	0	0	0	-	-	0
DEL TANK	Y	5	0	0	0	0	-	0
ENG	Y	5	0	0	0	0	-	0
INST	Y	5	0	0	0	0	-	0
AUL	Y	5	0	0	0	0	-	0
VCP	Y	5	0	0	0	0	-	0
BROWNFIELDS	Y	5	0	0	0	0	-	0

Tribal

INDIAN LUST	Y	5	0	0	0	0	-	0
INDIAN UST	Y	25	0	0	0	-	-	0
DELISTED ILST	Y	5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0

County

No County standard environmental record sources available for this State.

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
TSCA	Y	125	0	0	-	-	-	0
HIST TSCA	Y	125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	25	0	0	0	-	-	0
DELISTED FED DRY	Y	25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	25	0	0	0	-	-	0
ALT FUELS	Y	25	0	0	0	-	-	0
SSTS	Y	.25	0	0	0	-	-	0
PCB	Y	5	0	0	0	0	-	0

State

SPL	Y	125	0	0	-	-	-	0
DRYCLEANERS	Y	.25	0	0	0	-	-	0

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Total:			0	0	0	5	0	5
---------------	--	--	---	---	---	---	---	---

* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the project property

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
<u>1</u>	CLEANUP EFACTS	LINDY PAVING MAIN PLT	1811 SHENANGO RD NEW GALILEE PA 16141-2241	WNW	0.42 / 2,203.26	16	<u>15</u> ...
<u>2</u>	CLEANUP EFACTS	LINDY NTS AGGREGATES	1807 SHENANGO RD NEW GALILEE PA 16141-2241	WNW	0.42 / 2,232.77	14	<u>15</u>
<u>2</u>	CLEANUP EFACTS	THREE RIVERS AGGREGATE PALMER PLT	1807 SHENANGO RD NEW GALILEE PA 16141-2241	WNW	0.42 / 2,232.77	14	<u>15</u>
<u>2</u>	CLEANUP EFACTS	LINDY PAVING MAIN PLT	1807 SHENANGO RD NEW GALILEE PA 16141-2241	WNW	0.42 / 2,232.77	14	<u>15</u> ...
<u>2</u>	CLEANUP EFACTS	LINDY PAVING	1807 SHENANGO RD NEW GALILEE PA 16141-2241	WNW	0.42 / 2,232.77	14	<u>15</u>

Executive Summary: Summary by Data Source

Standard

State

CLEANUP EFACTS - eFACTS Environmental Cleanup & Brownfields

A search of the CLEANUP EFACTS database, dated Jun 11, 2018, has found that there are 5 CLEANUP EFACTS site(s) within approximately 0.50 miles of the project property

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
LINDY PAVING MAIN PLT	1811 SHENANGO RD NEW GALILEE PA 16141-2241	WNW	0.42 / 2,203.26	<u>1</u>
LINDY NTS AGGREGATES	1807 SHENANGO RD NEW GALILEE PA 16141-2241	WNW	0.42 / 2,232.77	<u>2</u>
THREE RIVERS AGGREGATE PALMER PLT	1807 SHENANGO RD NEW GALILEE PA 16141-2241	WNW	0.42 / 2,232.77	<u>2</u>
LINDY PAVING	1807 SHENANGO RD NEW GALILEE PA 16141-2241	WNW	0.42 / 2,232.77	<u>2</u>
LINDY PAVING MAIN PLT	1807 SHENANGO RD NEW GALILEE PA 16141-2241	WNW	0.42 / 2,232.77	<u>2</u>



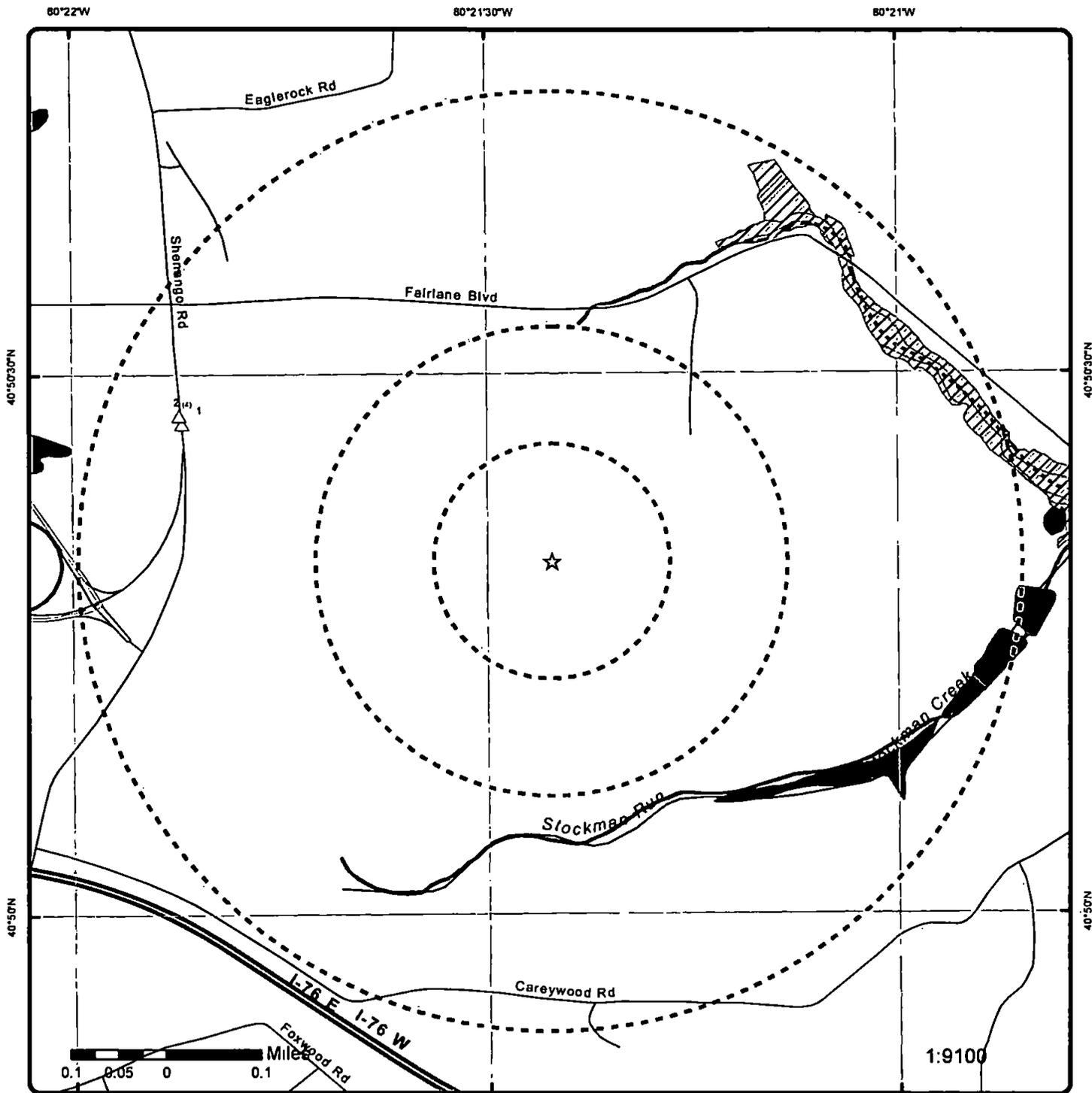
Map : 1 Mile Radius

Order No: 20180925148

Address: 427 Fairlane Boulevard, Big Beaver, PA, 16141



☆ Project Property	—+— Rails	□ State Boundary	▨ FWS Special Designation Areas
⋯ Buffer Outline	— Major Highways	▨ National Priority List Sites	▨ State Brownfield Sites
△ Eris Sites with Higher Elevation	— Major Highways Ramps	▨ National Wetland	▨ State Brownfield Areas
◻ Eris Sites with Same Elevation	— Major Roads	▨ Indian Reserve Land	▨ State Superfund Areas Dept of Defense
▽ Eris Sites with Lower Elevation	— Major Roads Ramps	▨ Historic Fill	▨ State Superfund Areas NPL
○ Eris Sites with Unknown Elevation	— Secondary Roads	▨ 100 Year Flood Zone	▨ WQARF Areas
⋯ County Boundary	— Secondary Roads Ramps	▨ 500 Year Flood Zone	▨ Federal Lands, Dept. of Defense (owned/administered areas)
	— Local Roads and Ramps		



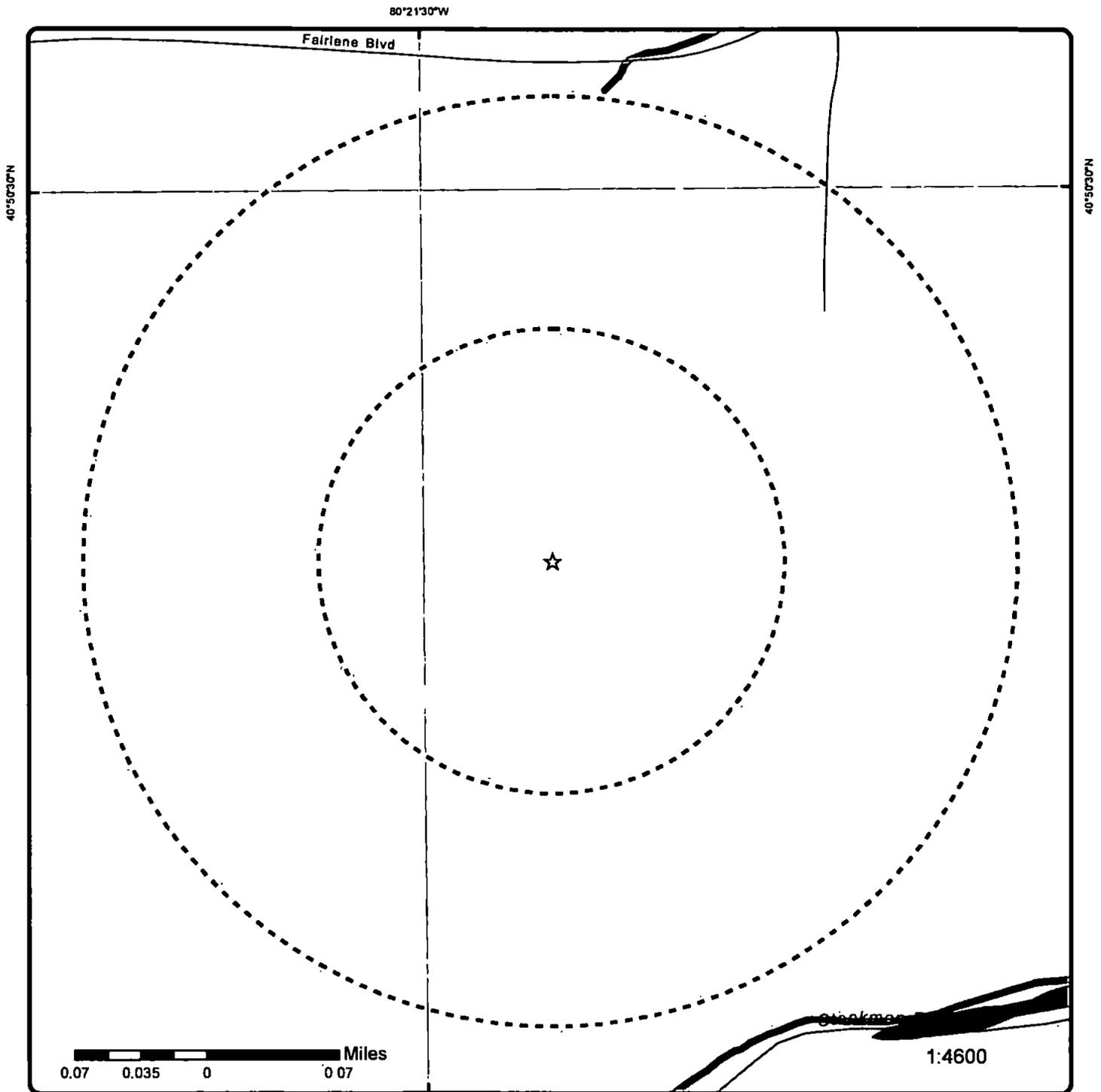
Map : 0.5 Mile Radius

Order No: 20180925148

Address: 427 Fairlane Boulevard, Big Beaver, PA, 16141



☆ Project Property	—+— Rails	□ State Boundary	⊠ FWS Special Designation Areas
⋯ Buffer Outline	— Major Highways	▨ National Priority List Sites	▨ State Brownfield Sites
△ Eris Sites with Higher Elevation	— Major Highways Ramps	■ National Wetland	▨ State Brownfield Areas
◼ Eris Sites with Same Elevation	— Major Roads	▨ Indian Reserve Land	▨ State Superfund Areas Dept. of Defense
▽ Eris Sites with Lower Elevation	— Major Roads Ramps	▨ Historic Fill	▨ State Superfund Areas NPL
○ Eris Sites with Unknown Elevation	— Secondary Roads	▨ 100 Year Flood Zone	▨ WQARF Areas
⋯ County Boundary	— Secondary Roads Ramps	▨ 500 Year Flood Zone	▨ Federal Lands: Dept. of Defense (owned/administered areas)
	— Local Roads and Ramps		



Map : 0.25 Mile Radius

Order No: 20180925148

Address: 427 Fairlane Boulevard, Big Beaver, PA, 16141



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas.NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands Dept of Defense (owned/administered areas)
	Local Roads and Ramps		



Aerial (2015)

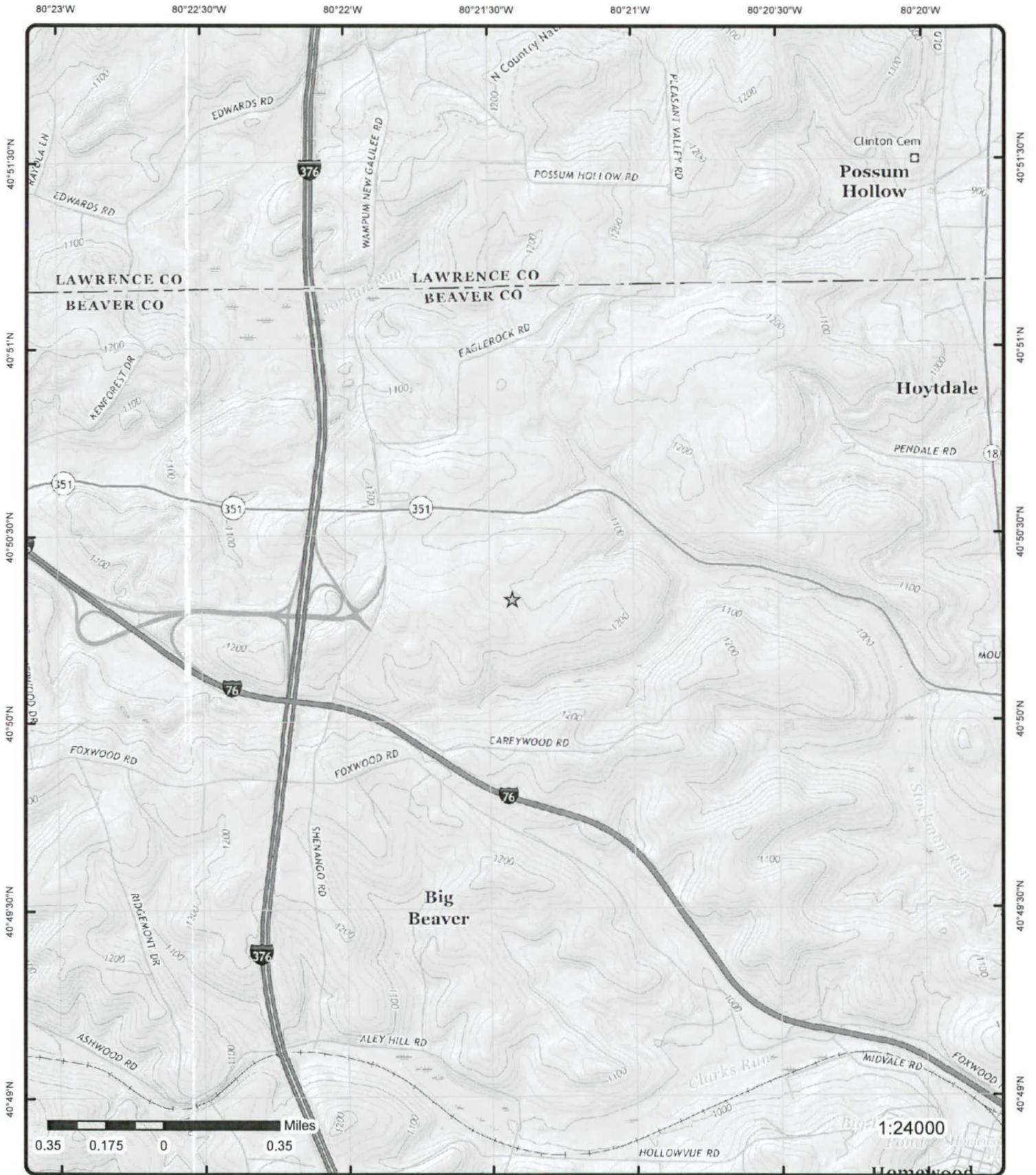
Address: 427 Fairlane Boulevard, Big Beaver, PA, 16141

Source: ESRI World Imagery

Order No: 20180925148



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Topographic Map (2016)

Address: 427 Fairlane Boulevard, Big Beaver, PA, 16141

Quadrangle(s): New Galilee, PA; Beaver Falls, PA;

Source: USGS Topographic Map

Order No: 20180925148



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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>1</u>	1 of 1	WNW	0.42 / 2,203.26	1,220.90 / 16	LINDY PAVING MAIN PLT 1811 SHENANGO RD NEW GALILEE PA 16141-2241	CLEANUP EFACTS
Primary Facility ID:	764140			DER Code:	73	
Other ID:	04-33748			Municipality Name:	Big Beaver Borough	
Status:	Active			County Name:	Beaver	
Program:	Environmental Cleanup & Brownfields					
<u>2</u>	1 of 4	WNW	0.42 / 2,232.77	1,219.62 / 14	LINDY NTS AGGREGATES 1807 SHENANGO RD NEW GALILEE PA 16141-2241	CLEANUP EFACTS
Primary Facility ID:	708810			DER Code:	73	
Other ID:	02-39815			Municipality Name:	Neville Township	
Status:	Active			County Name:	Allegheny	
Program:	Environmental Cleanup & Brownfields					
<u>2</u>	2 of 4	WNW	0.42 / 2,232.77	1,219.62 / 14	THREE RIVERS AGGREGATE PALMER PLT 1807 SHENANGO RD NEW GALILEE PA 16141-2241	CLEANUP EFACTS
Primary Facility ID:	702074			DER Code:	73	
Other ID:	04-39708			Municipality Name:	Darlington Borough	
Status:	Active			County Name:	Beaver	
Program:	Environmental Cleanup & Brownfields					
<u>2</u>	3 of 4	WNW	0.42 / 2,232.77	1,219.62 / 14	LINDY PAVING MAIN PLT 1807 SHENANGO RD NEW GALILEE PA 16141-2241	CLEANUP EFACTS
Primary Facility ID:	764140			DER Code:	73	
Other ID:	04-33748			Municipality Name:	Big Beaver Borough	
Status:	Active			County Name:	Beaver	
Program:	Environmental Cleanup & Brownfields					
<u>2</u>	4 of 4	WNW	0.42 / 2,232.77	1,219.62 / 14	LINDY PAVING 1807 SHENANGO RD NEW GALILEE PA 16141-2241	CLEANUP EFACTS
Primary Facility ID:	817298			DER Code:	73	
Other ID:	02-55018			Municipality Name:	Neville Township	
Status:	Active			County Name:	Allegheny	
Program:	Environmental Cleanup & Brownfields					

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information.

"Government information 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."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

National Priorities List (Superfund)-NPL. EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Jul 3, 2018

National Priority List - Proposed:

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Jul 3, 2018

Deleted NPL:

DELETED 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.

Government Publication Date: Jul 3, 2018

SEMS List 8R Active Site Inventory:

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Jun 8, 2018

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Jun 8, 2018

Comprehensive Environmental Response, Compensation and Liability Information System -

CERCLIS

CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments, this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means 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 this site on the National Priorities List (NPL). This 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 a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

RCRA CORRACTS

RCRA Info 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Aug 2, 2018

RCRA non-CORRACTS TSD Facilities:

RCRA TSD

RCRA Info 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. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Aug 2, 2018

RCRA Generator List:

RCRA LQG

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Aug 2, 2018

RCRA Small Quantity Generators List:

RCRA SQG

RCRA Info is the 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Aug 2, 2018

RCRA Conditionally Exempt Small Quantity Generators List:

RCRA CESQG

RCRA Info is the 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

Government Publication Date: Aug 2, 2018

RCRA Non-Generators:

RCRA NON GEN

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Aug 2, 2018

Federal Engineering Controls-ECs:

FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 20, 2016

Federal Institutional Controls- ICs:

FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jan 20, 2016

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 12, 2018

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED 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 protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 20, 2018

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

LIEN on Property:

SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program

Government Publication Date: Jun 8, 2018

Superfund Decision Documents:

SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Jun 8, 2018

State

eFACTS Environmental Cleanup & Brownfields:

CLEANUP EFACTS

Environmental Cleanup & Brownfields sites listed in Pennsylvania's Environment Facility Application Compliance Tracking System (eFACTS), made available by the Pennsylvania Department of Environmental Protection (DEP). Includes leaks from unregulated and home heat fuel tanks

Government Publication Date: Jun 11, 2018

Hazardous Sites Response Actions Site List:

SHWS

List of hazardous sites response actions that have been taken since the enactment of the Hazardous Sites Cleanup Act (HSCA) on October 18, 1988. The information in this list is derived from the Department of Environmental Protection (DEP)'s Environment, Facility, Application and Compliance Tracking System (eFACTS). This database is state equivalent NPL.

Government Publication Date: Aug 21, 2018

Delisted Hazardous Sites Response Actions Site List:

DELISTED SHWS

This list contains the records removed from the Pennsylvania Department of Environmental Protection (DEP)'s Environment, Facility, Application and Compliance Tracking System (eFACTS) database

Government Publication Date: Aug 21, 2018

HSCA Remedial Sites:

HSCA

List of remedial sites where the Pennsylvania Department of Environmental Protection (DEP) has performed a cleanup under the Hazardous Sites Cleanup Act (HSCA). The Hazardous Sites Cleanup Act (HSCA) provides DEP with the funding and authority to conduct cleanup actions at hazardous substance release sites. This sites are state equivalent of federal Superfund sites. This database is state equivalent NPL.

Government Publication Date: Aug 21, 2018

Delisted Drycleaners:

DELISTED DRYC

List of sites removed from the permitted drycleaners database made available by the Bureau of Air Quality of the Pennsylvania Department of Environmental Protection (DEP)

Government Publication Date: Aug 20, 2018

Solid Waste Facilities:

SWF

Database includes a listing of active, inactive, and closed municipal waste landfills, construction & demolition waste landfills, waste-to-energy facilities, inactive non-hazardous 10000 series sites, and the historic facility inventory and abandoned landfill inventory, as published by the Pennsylvania Department of Environmental Protection (DEP) Bureau of Waste Management

Government Publication Date: Mar 8, 2018

Underground Storage Tank Releases:

LUST

List of confirmed release incidents that have been reported to the Pennsylvania Department of Environmental Protection (DEP) since enactment of the Storage Tank and Spill Prevention Act (Tank Act) in July, 1989. These release incidents represent leaks, spills, and overfills which have occurred from underground storage tank systems regulated by the Tank Act

Government Publication Date: Aug 20, 2018

Unregulated Storage Tank Releases:

LST UNREG

List of confirmed release incidents that have been reported to the Pennsylvania Department of Environmental Protection (DEP) since enactment of the Storage Tank and Spill Prevention Act (Tank Act) in July, 1989. These release incidents represent leaks, spills, and overfills which have occurred from unregulated storage tank systems

Government Publication Date: Aug 20, 2018

Aboveground Storage Tank Releases:

LAST

List of confirmed release incidents that have been reported to the Pennsylvania Department of Environmental Protection (DEP) since enactment of the Storage Tank and Spill Prevention Act (Tank Act) in July, 1989. These release incidents represent leaks, spills, and overfills which have occurred from aboveground storage tank systems regulated by the Tank Act.

Government Publication Date: Aug 20, 2018

Delisted Leaking Storage Tanks:

DELISTED LST

This database contains a list of leaking storage tank sites that were removed from the Pennsylvania Department of Environmental Protection (DEP) since enactment of the Storage Tank and Spill Prevention Act (Tank Act) in July, 1989.

Government Publication Date: Aug 20, 2018

Underground Storage Tanks:

UST

List of underground storage tanks registered with the Pennsylvania Department of Environmental Protection (DEP), derived from the DEP's eFACTS (Environment, Facility, Application, Compliance Tracking System) database.

Government Publication Date: Jul 4, 2018

Aboveground Storage Tanks:

AST

List of aboveground storage tanks registered with the Pennsylvania Department of Environmental Protection (DEP), derived from the DEP's eFACTS (Environment, Facility, Application, Compliance Tracking System) database. Due to the sensitive nature of the information, DEP's eFACTS does not include aboveground tank systems storing highly hazardous substances, or aboveground tank systems with capacities greater than 21,000 gallons.

Government Publication Date: Jul 4, 2018

Tank Facilities Not Currently Registered:

UNREG TANK

List of tanks not currently registered with the Pennsylvania Department of Environmental Protection (PA DEP). Facilities may appear on this list if tanks have been removed, permanently closed in place, closed without a permit, or under other circumstances. This list is made available by PA DEP.

Government Publication Date: Jul 12, 2018

Delisted Tanks:

DEL TANK

Locations of closed or removed tanks which are no longer actively registered with the Pennsylvania Department of Environmental Protection (DEP). The Pennsylvania Department of Environmental Protection (DEP)'s eFACTS (Environment, Facility, Application, Compliance Tracking System) database contains records of active, registered aboveground and underground storage tanks. This list represents tanks which have been removed since Oct 9, 2013.

Government Publication Date: Jul 04, 2018

Engineering Controls:

ENG

List of sites with engineering controls recorded by the Pennsylvania Department of Environmental Protection (DEP)'s Land Recycling and Environmental Cleanup program prior to the implementation of the Pennsylvania Activity and Use Limitation Registry in 2008. 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.

Government Publication Date: May 2008

Institutional Controls:

INST

List of sites with institutional controls recorded by the Pennsylvania Department of Environmental Protection (DEP)'s Land Recycling and Environmental Cleanup program prior to the implementation of the Pennsylvania Activity and Use Limitation Registry in 2008. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Government Publication Date: May 2008

Environmental Covenants Listing:

AUL

List of sites where any type of Activity and Use Limitations (AUL) has been imposed and of which the Pennsylvania Department of Environmental Protection (DEP) has been informed. The DEP is required under the Uniform Environmental Covenants Act (UECA) to obtain a registry of environmental covenants.

Government Publication Date: Sep 7, 2018

Voluntary Cleanup Program:

VCP

The Pennsylvania Department of Environmental Protection (DEP) Land Recycling Program encourages the voluntary cleanup and reuse of contaminated commercial and industrial sites. The VCP inventory or the Act 2 - Site Lists includes Completed Sites, Sites in Progress and Act 2 Non-Use Aquifer Determination sites recorded by DEP.

Government Publication Date: Jul 31, 2018

Brownfields:

BROWNFIELDS

Sites currently or previously included in the Pennsylvania Department of Environmental Protection (DEP) Brownfields Inventory. Brownfields are typically former industrial or commercial properties that have some sort of environmental contamination. Information in the directory is provided voluntarily by property owners and community redevelopment organizations.

Government Publication Date: Jul 24, 2018

Tribal

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands:

INDIAN LUST

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands in EPA Region 3, which includes Pennsylvania. There are no LUST records in Pennsylvania at this time.

Government Publication Date: May 4, 2018.

Underground Storage Tanks (USTs) on Indian Lands:

INDIAN UST

List of Underground Storage Tanks (USTs) on Tribal/Indian Lands in EPA Region 3, which includes Pennsylvania. There are no UST records in Pennsylvania at this time.

Government Publication Date: May 4, 2018

Delisted Tribal Leaking Storage Tanks:

DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Oct 14, 2017

Delisted Tribal Underground Storage Tanks:

DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Oct 14, 2017

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Apr 17, 2018

Toxics Release Inventory (TRI) Program:

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2018

Hazardous Materials Information Reporting System:

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: May 23, 2018

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department") provides this data 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.

Government Publication Date: Jul 18, 2018

Toxic Substances Control Act:

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2017

Hist TSCA:

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Jul 17, 2018

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Nov 18, 2016

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS) The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments

Government Publication Date: May 29, 2018

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment)

Government Publication Date: May 29, 2018

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration This list is published by the U S Army Corps of Engineers

Government Publication Date: Nov 22, 2016

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements This list is maintained by the NRC As of September 2016, the NRC no longer releases location information for sites Site locations were last received in July 2016.

Government Publication Date: Jun 30, 2017

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Matenal Licensing Tracking System (MLTS) In some cases, a site is removed from the MLTS when the state becomes an "Agreement State" An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971 Note that addresses may or may not correspond with the physical location of the mine itself

Government Publication Date: Jan 30, 2018

Alternative Fueling Stations:

ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE) The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups

Government Publication Date: Jul 24, 2018

Registered Pesticide Establishments:

SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS) The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered The list of establishments is made available by the EPA

Government Publication Date: Mar 1, 2018

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Nov 30, 2017

State

Spills:

SPL

Pennsylvania Department of Environmental Protection (PA DEP) Emergency Response Spills Report a listing of spills or releases of hazardous materials. The PA DEP provides for emergency response capability for spills, accidents and other releases of hazardous substances and contaminants. In response to emergencies and spills, DEP takes actions that it deems necessary or appropriate to protect the public health, safety or welfare or the environment from releases or threats of releases of hazardous materials. Some records provided by the PA DEP have been redacted to prevent the risk of potentially identifying a complainant's identity.

Government Publication Date: Aug 14, 2018

Drycleaner Facility List:

DRYCLEANERS

Registered dry cleaner facilities tracked by the Bureau of Air Quality of the Department of Environmental Protection (DEP).

Government Publication Date: Aug 20, 2018

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radius.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation'.

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX E

Beaver County Property Cards

BEAVER COUNTY, PA

PROPERTY RECORD CARD

PARCEL ID



ASSESSMENT RECORD

911 * * *
USE CODE

A531C
NRHD

BIKOP, LP
428 BLVD OF THE ALLIES
PITTSBURGH PA 15219
1.0 AC

53-102-0247.000 S 1
01 - 01
CARD OF CARDS

YR CODE RATIO VALUE

82	14	50.00	L B T	500
----	----	-------	-------------	-----

FAIRLANE BOULEVARD

LOCATION

CHARACTERISTICS

DESIGN	GRADE	OCCU	RTNH
YR BLT	ROOF	FDTN	BASEMENT NONE
EKT FIN	INT FIN	FLOORS	HEAT/AC
BTHS	KITCHEN	BEDROOM	ROOMS
RMLD	PECO	GART	GARC
FR PL	ATTF	BAFS	CDUR

SITE

TOPO	STREET	UTIL	ACREAGE
RL	FV	W E S	1.00
FRONTAGE	SQ. FT	SUBA	SUBB
	43560	1.00	
SUBA RATE	A-ACT		
5000.00	V	LAJ1	.
SUBB RATE	SBER		
		LAJ2	.
CL & GR	EST. LAND VALUE 5,000		

STRUCTURES

DESCRIPTION GROUND ADJUST

REMARKS
NOTE-
RNOT-MAIN-5723,6013
UNCOMB 1/25/82 BOAN-
82-5343
SNOT-

ADJUST AREA
LIVING AREA

SPECIAL FEATURES

DATE 09-24-18-
RECH

CONTACTED-

ERO 325 09-04-80

OPER APRC DATE

OWNERSHIP RECORD

GRANTEE	DATE	BOOK	PAGE	AMOUNT	VER
1 BIKOP, LP	05-18-17	3551	345	3000000	
2 LURAGHI, JA	06-19-09	3350	483		
3 LURAGHI, JA	05-20-74	1025	718	1191	
4 LURAGHI, AN	08-01-47	0574	121		

MARKET VALUE

L
B
T
1,000
1,000

BEAVER COUNTY, PA

PROPERTY RECORD CARD

PARCEL ID

ASSESSMENT RECORD VALUE

912 * * USE CODE	A531C NRND	TURNPIKE DISTRIBUTION LP C/O AL NEYER 302 W 3RD ST SUITE 800 CINCINNATI OH LOT 1 SVIHERA PL 45202		53-102-0239.012 S 1 01 - 01 CARD OF CARDS	07	04	50.00	L B T	7,650 7,650
SHEMANGO ROAD		LOCATION		CHARACTERISTICS					
		DESIGN	GRADE	OCCU	BLOC				
		YR NEW	ROOF	FDTN	BASEMENT NONE				
		EXT FIN	INT FIN	FLOORS	HEAT/AC /				
		BTHS	KITCHEN	BEDROOM	ROOMS				
		REMOD	PECO	LING	PLBG/SPRK				
		FR PL	ATTF	BAFS	CDUR				
		SITE							
		TOPO RL	STREET FV	UTIL W E T	ACREAGE 5.95				
		FRONTAGE	SQ FT 252182	SUBA 5.00	SUBB .95				
		SUBA RATE 3000.00	A-ACT N	LAJ1 . .					
REMARKS NOTE-SF .05 2/07 ADJ LAND WHEN DEV RNOT- SNOT-		STRUCTURES DESCRIPTION		GROUND	ADJUST				
		ADJUST AREA LIVING AREA							
DATE 09-24-18 RRCH		OWNERSHIP RECORD				SPECIAL FEATURES			
CONTACTED-ES		GRANTEE	DATE	BOOK	PAGE	AMOUNT	VER		
ERO 521 09-09-08		1 TURNPIKE D	01-17-07	3289	615				
OPER APRC DATE		2 NEYER-CAST	08-30-06	3279	149	715713			
						MARKET VALUE			
						L B T	15.300 15.300		

APPENDIX F

Copy of Available Aerial Photographs



SITE LOCATION



AERIAL PHOTOGRAPH - 1939
MT. AIRY CASINO RESORT #2 PROPERTY
OFF SHENANGO ROAD
BIG BEAVER BOROUGH,
BEAVER COUNTY, PENNSYLVANIA

SOURCE: Penn Pilot



SITE LOCATION



 LaBella Powered by partnership.
AERIAL PHOTOGRAPH - 1958 MT. AIRY CASINO RESORT #2 PROPERTY OFF SHENANGO ROAD BIG BEAVER BOROUGH, BEAVER COUNTY, PENNSYLVANIA
SOURCE: Penn Pilot



SITE LOCATION

 LaBella Powered by partnership.
AERIAL PHOTOGRAPH - 1967 MT. AIRY CASINO RESORT #2 PROPERTY OFF SHENANGO ROAD BIG BEAVER BOROUGH, BEAVER COUNTY, PENNSYLVANIA
SOURCE: Penn Pilot



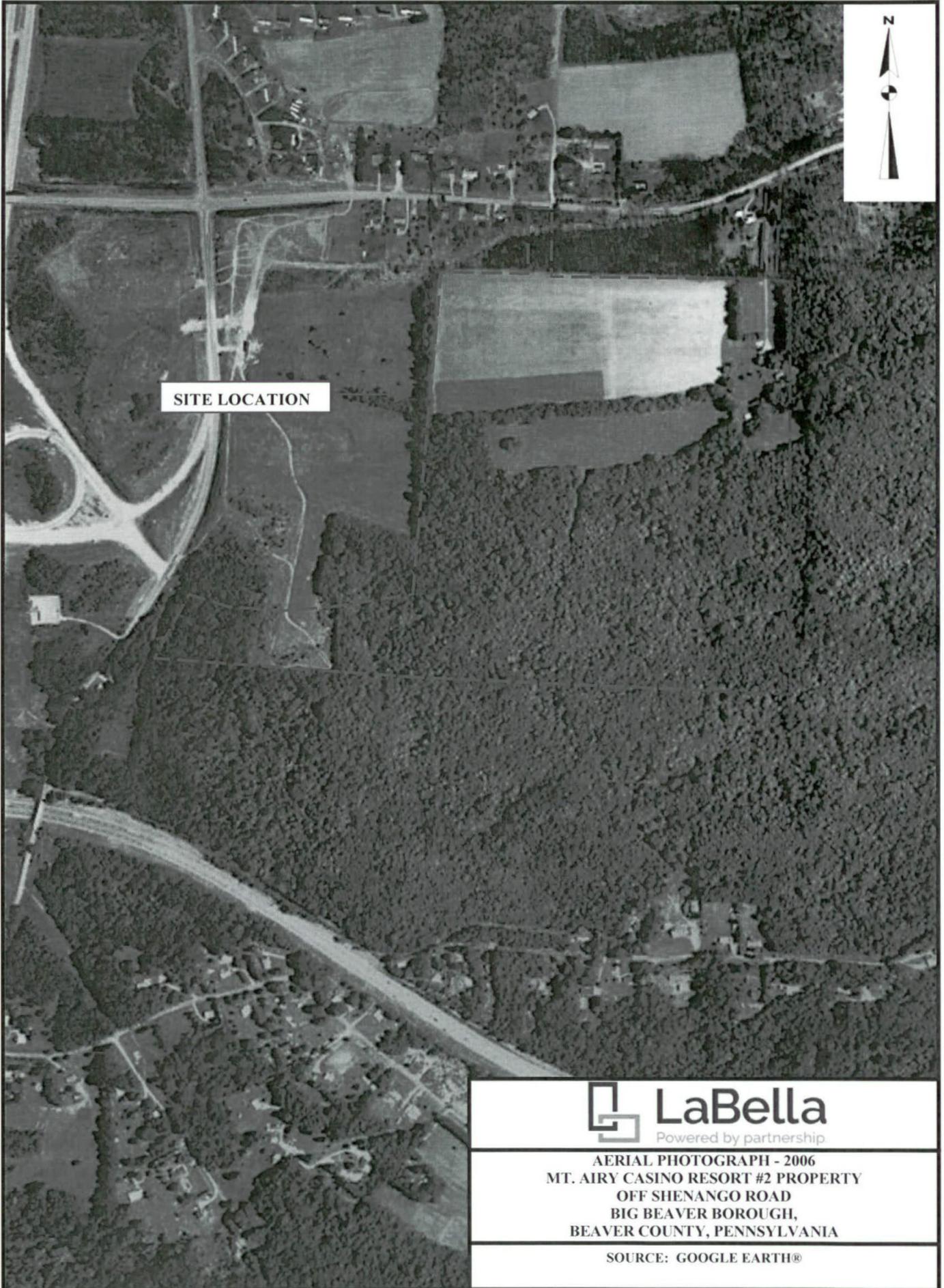
SITE LOCATION



AERIAL PHOTOGRAPH - 1993
MT. AIRY CASINO RESORT #2 PROPERTY
OFF SHENANGO ROAD
BIG BEAVER BOROUGH,
BEAVER COUNTY, PENNSYLVANIA

SOURCE: GOOGLE EARTH®

Image



SITE LOCATION



AERIAL PHOTOGRAPH - 2006
MT. AIRY CASINO RESORT #2 PROPERTY
OFF SHENANGO ROAD
BIG BEAVER BOROUGH,
BEAVER COUNTY, PENNSYLVANIA

SOURCE: GOOGLE EARTH®



SITE LOCATION



**AERIAL PHOTOGRAPH - 2016
MT. AIRY CASINO RESORT #2 PROPERTY
OFF SHENANGO ROAD
BIG BEAVER BOROUGH,
BEAVER COUNTY, PENNSYLVANIA**

SOURCE: GOOGLE EARTH®

APPENDIX G

Copy of Sanborn Map Company – No Coverage Letter



FIRE INSURANCE MAP RESEARCH RESULTS

Date: 9/27/2018

Order Number: 20180925148

Site Name: Proposed Mt. Airy #2 Site

Address: 427 Fairlane Boulevard, Big Beaver, PA, 16141

ERIS has searched our in-house collection of Fire Insurance Maps for the address at:
427 Fairlane Boulevard, Big Beaver, PA, 16141

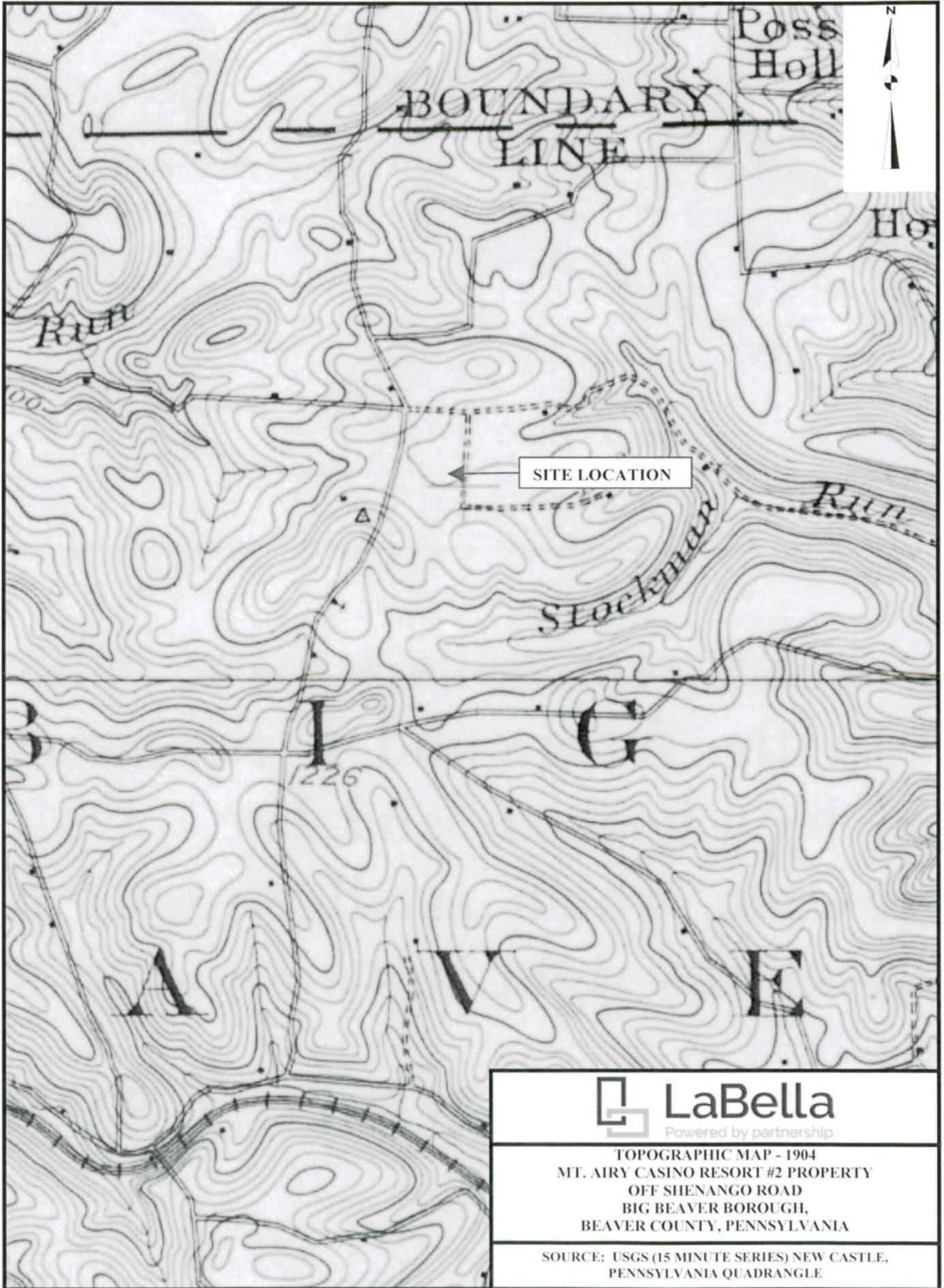
Please note that no information was found for your site or adjacent properties.

If you have any questions regarding the enclosed information, please do not hesitate to contact us.

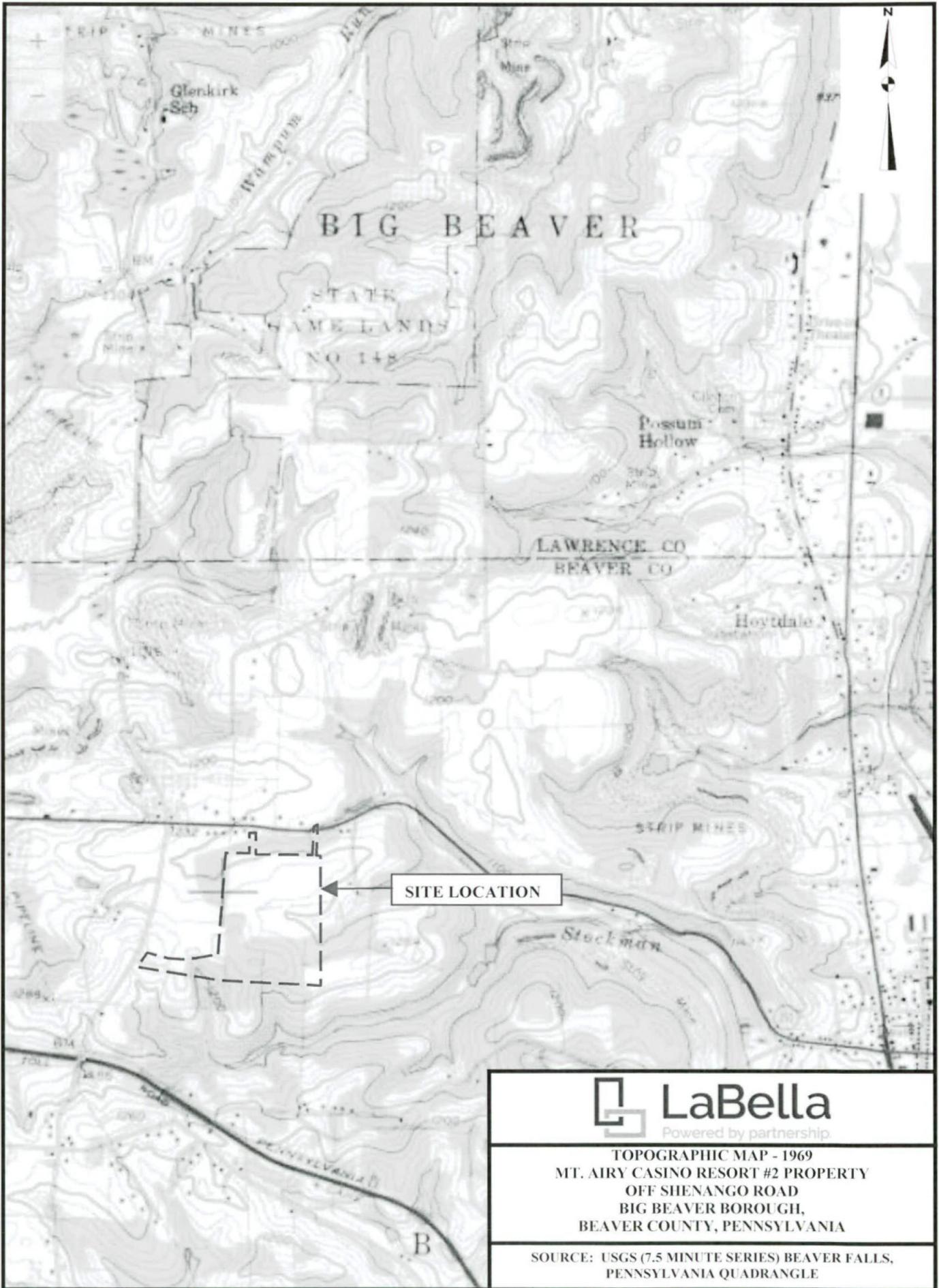
Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.

APPENDIX H

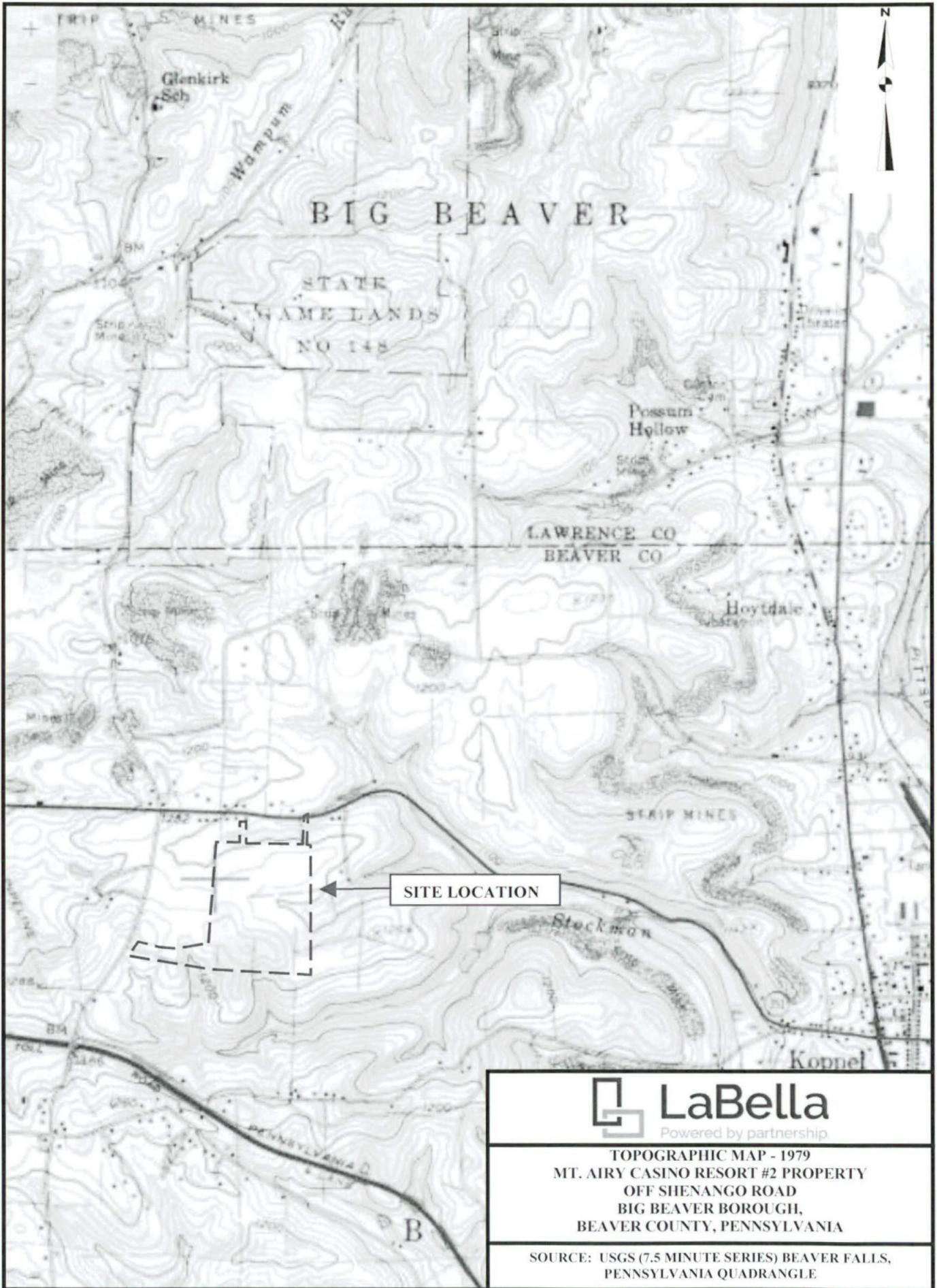
Copy of Historical Topographic Maps



 LaBella Powered by partnership
TOPOGRAPHIC MAP - 1904 MT. AIRY CASINO RESORT #2 PROPERTY OFF SHENANGO ROAD BIG BEAVER BOROUGH, BEAVER COUNTY, PENNSYLVANIA
SOURCE: USGS (15 MINUTE SERIES) NEW CASTLE, PENNSYLVANIA QUADRANGLE



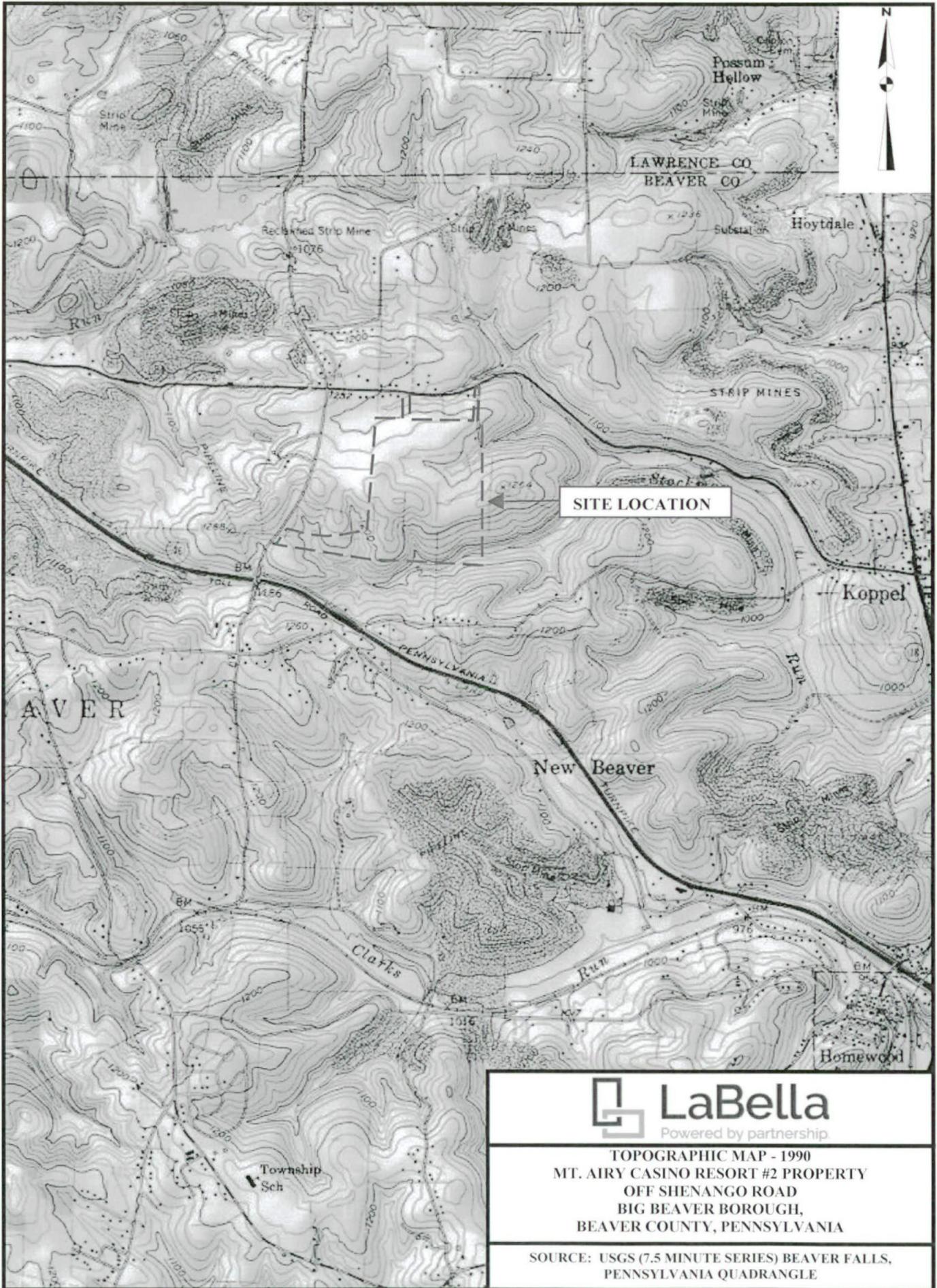
 LaBella Powered by partnership
TOPOGRAPHIC MAP - 1969 MT. AIRY CASINO RESORT #2 PROPERTY OFF SHENANGO ROAD BIG BEAVER BOROUGH, BEAVER COUNTY, PENNSYLVANIA
SOURCE: USGS (7.5 MINUTE SERIES) BEAVER FALLS, PENNSYLVANIA QUADRANGLE



 **LaBella**
Powered by partnership

TOPOGRAPHIC MAP - 1979
MT. AIRY CASINO RESORT #2 PROPERTY
OFF SHENANGO ROAD
BIG BEAVER BOROUGH,
BEAVER COUNTY, PENNSYLVANIA

SOURCE: USGS (7.5 MINUTE SERIES) BEAVER FALLS,
PENNSYLVANIA QUADRANGLE



SITE LOCATION

 **LaBella**
Powered by partnership

TOPOGRAPHIC MAP - 1990
MT. AIRY CASINO RESORT #2 PROPERTY
OFF SHENANGO ROAD
BIG BEAVER BOROUGH,
BEAVER COUNTY, PENNSYLVANIA

SOURCE: USGS (7.5 MINUTE SERIES) BEAVER FALLS,
PENNSYLVANIA QUADRANGLE

APPENDIX I

Photograph Log

Table J-1

Photograph Log

Photo	Description	Date
1.	View of the subject property, facing southwest from the interior of the property.	08/14/18
2.	View of the subject property, facing east from the interior of the property.	08/14/18
3.	View of the subject property, facing northeast from the interior of the property.	08/14/18
4.	View of the subject property, facing northwest from the interior of the property.	08/14/18
5.	View of the subject property, facing south from the interior of the property.	08/14/18
6.	View of a stormwater basin and a drilled well on the southern portion of the property.	08/14/18
7.	View of the subject property, facing northeast from the interior of the property.	08/14/18
8.	View of a stormwater basin on the northwestern portion of the property.	08/14/18

Photo #1

08/14/18

View of the subject property, facing southwest from the interior of the property.



Photo #2

08/14/18

View of the subject property, facing east from the interior of the property.



Photo #3

08/14/18

View of the subject property, facing northeast from the interior of the property.



Photo #4

08/14/18

View of the subject property, facing northwest from the interior of the property.



Photo #5

08/14/18

View of the subject property, facing south from the interior of the property.



Photo #6

08/14/18

View of a stormwater basin and drilled well on the southern portion of the property.



Photo #7

08/14/18

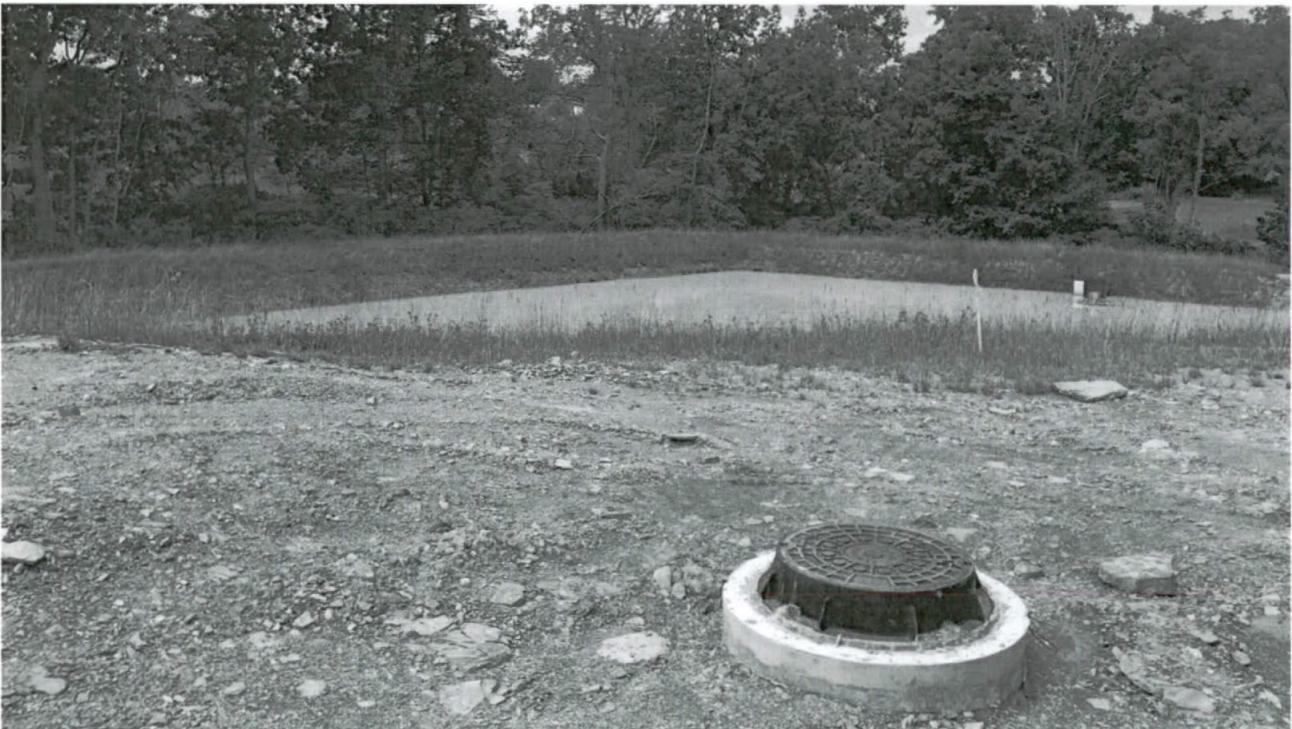
View of the subject property, facing northeast from the interior of the property.



Photo #8

08/14/18

View of a stormwater basin on the northwestern portion of the property.



APPENDIX J

LaBella Associates Representative Resumes



MARTIN GILGALLON

Regional Environmental Manager

Marty is our Regional Manager in Scranton, PA and has 28 years of experience in the environmental field, specializing in environmental assessment, water quality and waste stream treatment evaluation, site characterization, subsurface investigations, and remedial design/action. Marty has worked with a variety of clients including energy and utility clients, development corporations, and commercial and residential developers throughout the Mid-Atlantic region.

PG

Professional Geologist, PA

EDUCATION

B.S. - Geosciences, Penn State University, 1987

ORGANIZATIONS

Association of Groundwater Scientists and Engineers.

National Groundwater Association

The Geological Society of America

Lackawanna River Corridor Association

CERTIFICATIONS/ REGISTRATIONS

Commonwealth of Pennsylvania Registered Professional Geologist

Pennsylvania Department of Environmental Protection Certified UST Installer

OSHA 1910.120 Hazardous Waste Site Training: 40 Hour and Annual 8 Hour

Lackawanna Watershed 2000 Program - Lackawanna River Basin in Northeastern PA

Marty served as Project Manager for this program on the Lackawanna River Basin in Northeastern Pennsylvania. He previously served as Project Manager under the Strategic Environmental Research and Development Program (SERDP) in conjunction with the completion of watershed studies on the Lackawanna River Basin and the Winters Run River Basin at the Aberdeen Proving Ground in Harford County, Maryland. The associated Scopes of Work included:

Completion of the mapping of each basin utilizing GPS and GIS technologies.

Generation of channel morphology data utilizing traditional surveying methods.

Collection of wet chemistries to determine baseline chemical characteristics of each river system.

Collection of water quality data utilizing in-situ real-time data collection equipment pursuant to the development of the prototypes.

Pilot demonstrations for an environmental Monitoring and Management System (EMMS) under SERDP.

In each investigation, the real-time data was collected from the field stations utilizing cellular telephone technologies and downloaded, via modem, to a central data collection laboratory at the National Institute for Environmental Renewal (NIER) located in Mayfield, Lackawanna County, Pennsylvania.

As Project Manager, his responsibilities also included coordination with officials of the Army Environmental Center at the Aberdeen Proving Ground; completion of the collection of atmospheric data with field representatives of the Waterways Experimental Station (WES) in Vicksburg, Mississippi; and coordination with local, county and state regulators and authorities.

Site Characterization

Marty conducted evaluations of Publicly Owned Treatment Works (POTW) effluent characterization protocols relative to compliance with PA Clean Streams and US EPA Clean Water Act requirements, as they apply



to receiving water limitations on quantities, rates, and concentrations of chemical and physical constituents.

Dye Tracer Studies

Marty also designed and implemented Dye Tracer studies for a variety of commercial and industrial clients, in order to determine the configuration of both sanitary and industrial piping systems. As part of a Design Study relative to a Groundwater Pump and Treat System, he evaluated the capability of a private Sewage Treatment Plant to process treated discharges from a hydrocarbon-contaminated wastestream. In support of Permit Applications for encroachments into wetlands, he prepared environmental assessment documentation regarding wetland aerial extent, value, function, adverse impacts and adverse environmental effect.

Project Hydrogeologist

As Project Hydrogeologist, Marty was responsible for the assessment of hydrologic and geologic conditions pertaining to project performance. Projects of note include the initiation and supervision of release investigations in conjunction with failed underground storage tank (UST) systems at numerous sites and UST Closures. These projects typically include the development of test boring and monitoring well networks and soil and groundwater sampling programs in order to discern migration pathways and the extent of potential contamination present at a facility. Marty's responsibilities included the design and implementation of remedial action plans to address soil and groundwater contamination, associated coordination with regulatory

agencies; and the preparation of UST Closure Reports. Remedial action projects include the design and implementation of vacuum extraction and remediation systems to address petroleum contaminated soil and groundwater; and pump and treat remedial systems to address petroleum impacted groundwater in deep, bedrock aquifers

Environmental Assessments

As Project Manager for environmental assessments and site characterizations, responsibilities included the preparation of and adherence to, site specific health and safety plans, performance of background reviews and field investigations, oversight of field technicians, data review, and reporting. Projects of note include: the remedial investigation/feasibility study of a 120 acre industrial facility contaminated with various petroleum hydrocarbons, volatile organics and PCBs; hydrogeological study and quarterly monitoring of an abandoned industrial site contaminated with 1,1,1 Trichloroethane, geophysical documents review; and Phase I and Phase II environmental site assessments of commercial and industrial facilities.

Geologist

As Staff Geologist, Marty's duties included the design of groundwater monitoring systems for landfills and UST systems. Marty was responsible for the installation of test borings and construction of groundwater monitoring wells, and the development and implementation of soil and aqueous sampling programs. He was also responsible for environmental site assessments

and geotechnical investigations in conjunction with building design and construction, and report preparation. Projects of note include the hydrogeological investigation including project and client coordination for a US Environmental Protection Agency Superfund Site in New Jersey; and numerous geologic investigations for both government agencies and private corporations.



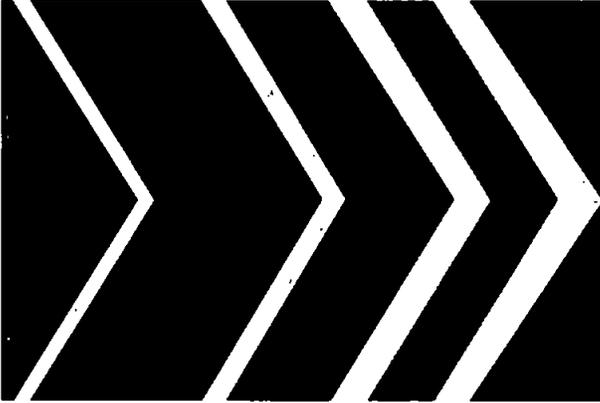
Appendix C

Traffic Impact Study

September 28, 2018
TPD# CECO.00021



TRAFFIC PLANNING AND DESIGN, INC.

A decorative graphic consisting of three white chevrons pointing to the right, set against a black background.

Mt. Airy Casino Development

Transportation Impact Study

Big Beaver Borough, Beaver County, PA

For Submission to:

Pennsylvania Gaming Board & Big Beaver Borough

MT. AIRY CASINO DEVELOPMENT TRANSPORTATION IMPACT STUDY

FOR SUBMISSION TO:

Big Beaver Borough, Beaver County, PA
& Pennsylvania Gaming Board

Prepared For:
LaBella Associates
1000 Dunham Drive
Dunmore, Pennsylvania 18512

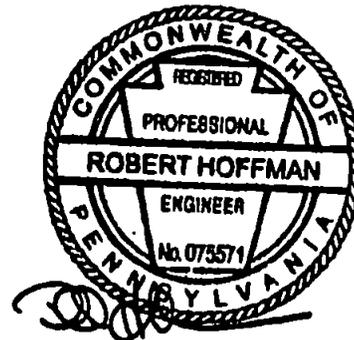
September 28, 2018

TPD # CP. 0,000.21



Prepared By:
Traffic Planning and Design, Inc.
812 West Hamilton Street, Suite 402
Allentown, Pennsylvania 18101

Phone: (610) 326-3100
Fax: (610) 326-9410
E-mail: TPD@TrafficPD.com
Website: www.trafficpd.com



Robert Hoffman, P.E., PTOE
Senior Project Manager

Pennsylvania License Number PE 075571

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FIGURES 1 – 10

TECHNICAL APPENDICES

- Appendix A: Traffic Counts – Proposed Study Area Intersections
- Appendix B: Mount Airy (Mt Pocono) Count Data & Casino Trip Generation Summary
- Appendix C: Traffic Volume Development Spreadsheets
- Appendix D: Capacity Analysis & Queue Worksheets

EXECUTIVE SUMMARY

The purpose of this study is to examine the potential traffic impact associated with the proposed Mt. Airy Casino development on the roadway network in Big Beaver Borough, Beaver County, PA. Based on this evaluation, the following conclusions were reached:

1. The study area intersections included in this TIS are as follows:
 - » Shenango Road (S.R. 4001) & Beaver Valley Road;
 - » I-76/I-376 Ramps & Beaver Valley Road;
 - » Fairlane Boulevard (S.R. 0351) & Shenango Road (S.R. 4001).
2. The project site is located on the north side of I-76, east of I-376 and south of Fairlane Boulevard. It is proposed to construct a casino facility consisting of 40 gaming tables (10 seats per table) and 750 slot machines, resulting in 1,150 gaming positions. For the purposes of the TIS, we assumed the casino will expand to 40 gaming tables when permitted and very conservatively assumed ten (10) seats per table.
3. Access to the site is proposed via one full-access driveway to Shenango Road (S.R. 4001) directly opposite Beaver Valley Road and one full-access driveway to Fairlane Boulevard (S.R. 0351), east of the intersection with Shenango Road (S.R. 4001);
4. TPD conducted traffic counts at the existing Mount Airy Casino in Paradise Township, PA to determine the number of trips generated by a casino facility. TPD developed a trip generation rate based on the number of gaming positions at the existing Mount Airy casino based on the actual traffic counts.
5. Upon full build-out, the proposed development is expected to generate **321 new vehicle-trips** during the weekday P.M. peak hour and **416 new vehicle-trips** during the Saturday evening peak hour.
6. Under the 2021 projected conditions, all approaches and turning movements at the site driveway intersections with the external roadway network will operate at **LOS B or better** during the weekday P.M. and Saturday evening peak hours.
7. All overall intersection levels of service (LOS) will operate at an acceptable **LOS B or better** during the 2021 projected condition scenarios.
8. Levels of Service (LOS) for the study area intersections have been summarized in matrix form. **Table I** details the overall intersection LOS for each study area intersection. The 95th percentile queue length analysis results are summarized in **Table II** for the analyzed peak hours.

**TABLE I
INTERSECTION LEVEL OF SERVICE SUMMARY**

Intersection	Movement	Weekday P.M. Peak Hour			Saturday Evening Peak Hour		
		Existing Condition	2021 Conditions		Existing Condition	2021 Conditions	
			Base	Projected		Base	Projected
Shenango Road & Beaver Valley Road/Proposed Site Driveway	EB LTR	A	A	B	A	A	B
	WB LTR	A	A	B	A	A	B
	NB L	A	A	A	A	A	A
	SB L	A	A	A	A	A	A
	ILOS	A (5.7)	A (5.7)	A (9.4)	A (6.3)	A (6.3)	B (10.4)
Shenango Road/I-76 EB/WB Ramps & I-376 NB Ramps/Beaver Valley Road	EB TR	A	A	A	A	A	A
	WB LT	A	A	B	A	A	A
	NB LT	B	B	B	A	A	B
	NB R	A	A	A	A	A	A
	SB LT	B	B	A	A	A	A
	SB R	A	A	A	A	A	A
	ILOS	A (9.8)	B (10.0)	B (11.2)	A (8.0)	A (8.1)	A (9.3)
Shenango Road (S.R. 4001) & Fairlane Boulevard (S.R. 0351)	EB L	A	A	A	A	A	A
	WB L	A	A	A	A	A	A
	NB LT	B	B	B	A	A	B
	NB R	A	A	A	A	A	A
	SB LTR	B	B	B	B	B	B
	ILOS	A (6.6)	A (6.7)	A (6.9)	A (6.3)	A (6.4)	A (6.5)
Fairlane Blvd. (S.R. 0351) & Proposed Site Driveway	WB LR	--	--	A	--	--	A
	NB L	--	--	A	--	--	A
	ILOS	--	--	A (1.8)	--	--	A (2.6)

Base = No-Build scenario; Projected = Build scenario

Unsignalized ILOS calculated in accordance with Figure 5 of Policies and Procedures for Transportation Impact Studies.

**TABLE II
95TH PERCENTILE QUEUE (FEET) ANALYSIS**

Intersection	Movement	Weekday P.M. Peak Hour				Saturday Evening Peak Hour		
		Existing Storage Lengths	2021 Conditions		Existing Storage Lengths	2021 Conditions		
			Base	Projected		Base	Projected	
Shenango Road & Beaver Valley Road/Proposed Site Driveway	EB LTR	--	10	38	--	8	38	
	WB LTR	--	3	15	--	0	23	
	NB L	--	0	0	--	0	0	
	SB L	--	0	0	--	0	0	
Shenango Road/I-76 EB/WB Ramps & I-376 NB Ramps/Beaver Valley Road	EB TR	-	5	10	-	3	8	
	WB LT	-	3	23	-	0	25	
	NB LT	-	43	55	-	5	20	
	NB R	-	8	30	-	15	25	
	SB LT	-	15	23	-	10	8	
	SB R	-	5	8	-	0	3	
Shenango Road (S.R. 4001) & Fairlane Boulevard (SR 0351)	EB L	180'	0	0	180'	0	0	
	WB L	230'	5	5	230'	3	3	
	NB LT	--	15	18	--	8	10	
	NB R	190'	5	8	190'	3	3	
	SB LTR	--	5	5	--	3	6	
Fairlane Blvd. (S.R. 0351) & Proposed Site Driveway	WB LR	--	--	3	--	--	3	
	NB L	--	--	0	--	--	5	

Base = No-Build scenario, Projected = Build scenario / 95th Percentile Queue lengths taken from Synchro 10 HCM PDF reports

INTRODUCTION

Traffic Planning and Design, Inc. (TPD) has completed a Transportation Impact Study (TIS) for the proposed casino facility in Big Beaver Borough, Beaver County, Pennsylvania. The project site is located on the north side of I-76, east of I-376 and south of Fairlane Boulevard (S.R. 0351) as shown in **Figure 1**. It is proposed to construct a casino facility consisting of 40 gaming tables (10 seats per table) and 750 slot machines, resulting in 1,150 gaming positions. For the purposes of the TIS, we assumed the casino will expand to 40 gaming tables when permitted and very conservatively assumed ten (10) seats per table. The site plan for the casino facility is depicted in **Figure 2**. It is anticipated that the casino will be constructed and opening in the year 2021.

Site Access Locations

Access to the site is proposed via one full-access driveway to Shenango Road (S.R. 4001) directly opposite Beaver Run Road and one full-access driveway to Fairlane Boulevard (S.R. 0351), east of the intersection with Shenango Road (S.R. 4001).

EXISTING ROADWAY NETWORK

A field review of the existing roadway system in the study area was conducted. The existing roadway characteristics within the study area are summarized in **Table 1**.

TABLE 1
ROADWAY CHARACTERISTICS WITHIN STUDY AREA

Roadway	Ownership	Functional Classification/ Roadway Type	Predominant Directional Orientation	Average Daily Traffic	Posted Speed Limit
Fairlane Boulevard	State (S.R. 0351)	Minor Arterial	East-West	1,990	45 mph
Shenango Road	State (S.R. 4001)	Minor Arterial	North-South	1,682	40 mph
Beaver Valley Road	Local Road		East-West	--	30 mph
I-76 ¹	Interstate		East-West	12,188	n/a
I-376	Interstate		North-South	10,009	n/a

Roadway average daily traffic volumes (ADT) information was pulled from PennDOT's Traffic Information Repository web application in September, 2018

Land Use Context

In Chapter 4 of PennDOT's *Smart Transportation Guidebook*, dated March 2008, there is guidance pertaining to defining the land use context(s) for a given area. Based upon review of this information, the land uses surrounding the proposed site best fits the Rural designation, as described below:

Rural, "consists of few houses and structures dotting a farm or forest landscape. The areas are predominately wetlands, woodlands, meadow or cultivated land. Small markets, gas stations, diners, farm supplies, convenience grocers, etc. are often seen at the intersections of arterial or collector road . . . Once the population of the settled area exceeds 250, it should be classified in the town/village context."

Roadway Type

In Chapter 5 of the *Smart Transportation Guidebook*, there is guidance pertaining to defining the transportation context(s) for a given area. Comparing the existing condition roadway characteristics to the various options presented in Table 5.1 of the *Smart Transportation Guidebook*, the study area roadways best fit the following categories, as described below:

Neighborhood Collector, traffic volumes of <6,000 vehicles per day, intersection spacing of 300 to 660 feet, a desired operating speed of 25-35 mph, and a description as follows: "similar in appearance to local roadways. Typically classified as Minor Collector."

- Fairlane Boulevard (S.R. 0351).

Bicycle and Pedestrian Facilities

Based on observations during field visits at the study area intersections, paved shoulders currently accommodate pedestrian and bicycle traffic in the vicinity of the proposed development.

Mass Transit Facilities

Currently, there is no public transportation provided in the vicinity of the proposed development.

Crash Data Investigation

Crash data were obtained from PennDOT for the study area intersections. PennDOT defines a reportable crash as follows; "A reportable (crash) is one in which an injury or fatality occurs or if at least one of the vehicles involved requires towing from the scene." Reportable crashes were tabulated for the five-year time period beginning 1/1/2013 and ending 12/31/2017. For a given intersection, PennDOT considers a crash occurrence of 5 reportable, correctable crashes over a continuous twelve-month period during the past five years to be a threshold value, above which the intersection design should be reviewed to examine if corrective measures can be taken to enhance safety. The number of reportable crashes at the study area intersections is shown in **Table 2**.

TABLE 2
PENNDOT REPORTABLE CRASH DATA

Study Area Intersection	Number of Reportable Crashes				
	2013	2014	2015	2016	2017
Beaver Valley Road & Shenango Road/Proposed Site Driveway	0	0	0	0	1
Shenango Road (S.R. 4001) & I-76/I-376 Ramps	0	0	0	0	1
Fairlane Boulevard & Shenango Road (S.R. 4001)	0	0	4	3	4

As seen in **Table 2**, based on a review of the crash data, there were no continuous twelve-month periods during the past five years where 5 or more crashes occurred that were deemed correctable.

EXISTING TRAFFIC CONDITIONS

Manual Turning Movement Counts

Manual traffic counts were conducted on 15-minute intervals during the weekday evening (3:00 to 8:00 P.M.) and Saturday evening (3:00 P.M. to 8:00 P.M.) peak periods. Data pertaining to heavy vehicles, pedestrians and transit vehicles were observed during the manual counts. Peak hours and count dates for the study area intersections are identified in **Table 3**.

TABLE 3
MANUAL TRAFFIC COUNT INFORMATION

Intersection	Date of Traffic Counts	Time Period	Intersection Peak Hour ¹
<i>Beaver Valley Road & Shenango Road/Proposed Site Driveway</i>	Thursday, September 6, 2018	Weekday P.M.	5:00 P.M. to 6:00 P.M.
	Saturday, September 8, 2018	Saturday Evening	3:00 P.M. to 4:00 P.M.
<i>Shenango Road & I-76/I-376 Ramps</i>	Thursday, September 6, 2018	Weekday P.M.	4:15 P.M. to 5:15 P.M.
	Saturday, September 8, 2018	Saturday Evening	3:00 P.M. to 4:00 P.M.
<i>Fairlane Boulevard & Shenango Road</i>	Thursday, September 6, 2018	Weekday P.M.	4:30 P.M. to 5:30 P.M.
	Saturday, September 8, 2018	Saturday Evening	3:00 P.M. to 4:00 P.M.

¹ Peak Hour consists of the four consecutive 15-minute intervals where the highest traffic volumes occur.

Existing condition traffic volumes for the weekday P.M. and Saturday Evening peak hours are illustrated in **Figures 3 & 4**, respectively. It should be note that TPD used the highest peak hour traffic volumes for each intersection, resulting in a worst case scenario. Manual traffic count data sheets for the study intersections are provided in **Appendix A**.

BASE (NO-BUILD) CONDITIONS

Annual Background Growth

A background growth factor for the roadways in the study area was developed based on growth factors for August 2018 to July 2019 obtained from the PennDOT Bureau of Planning and Research (BPR). The PennDOT BPR suggests using a background growth trend factor of 0.35% per year in Beaver County for rural non-interstate roadways, however for rural interstate roadways the BPR suggest using a 1.96% per year in Beaver County. Since some of the study area intersection consist of I-76 / I-376 on/off ramps, TPD utilized the more conservative background growth rate of 1.96 % per year. As such, the background growth factor was applied annually to yield overall growth percentage of 1.081% (1.96% per year, compounded over 4 years) for the 2021 opening year.

Nearby Proposed Developments

Base (no-build) traffic conditions were calculated to include traffic volumes from proposed developments, which, though not operating under existing conditions, may be operating by the opening year (2021) of the

proposed casino development. It was determined that no near-by developments are proposed in the vicinity of the study area at this time, therefore TPD did not include any near-by development traffic volumes.

The additional traffic volumes due to background growth were added to the existing traffic data to produce 2021 base (no-build) condition traffic volumes. Base condition volumes for the weekday P.M. and Saturday evening peak hours are illustrated in **Figures 5 & 6** for the 2021 opening year conditions.

SCHEDULED ROADWAY IMPROVEMENTS

Programmed Improvements

Based on a review of the Pennsylvania Transportation Improvement Program (TIP), Fairlane Boulevard is to be resurfaced between New Galilee, PA, and Koppel, PA. Work is anticipated to take place from 5/11/2021 to 11/30/2021.

PROPOSED SITE ACCESS

Access to the site is proposed via one full-access driveway to Shenango Road (S.R. 4001) directly opposite Beaver Run Road and one full-access driveway to Fairlane Boulevard (S.R. 0351), east of the intersection with Shenango Road (S.R. 4001).

TRIP GENERATION - LOCAL DATA

Methodology

TPD conducted existing traffic counts at the Mount Airy Casino driveway locations located along Woodland Road in Paradise Township, Pennsylvania to determine the number of trips currently generated by the casino. TPD conducted the traffic counts on both Friday, September 21, 2018 and Saturday, September 22, 2018 between the hours of 3:00 P.M. and 8:00 P.M to determine the weekday PM and the Saturday evening peak hour trips associated with the casino.

Since The Institute of Transportation Engineers (ITE) *Trip Generation* manual does not provide trip generation information for larger casinos, TPD utilized the existing Mount Airy casino counts to generate a trip generation rate based on the total number of "gaming positions" at the existing Mount Airy casino located in Paradise Township, PA.

Based on correspondence with the project team it was determined that the existing Mount Airy casino currently provides 81 gaming tables (10 seats per table) and 1,872 slot machines, resulting in a total of 2,682 total gaming positions.

Site trips generated for the existing Mount Airy casino located in Paradise Township, PA are summarized in **Table 4.**

**TABLE 4
EXISTING SITE TRIPS - MOUNT AIRY CASINO, PARADISE TOWNSHIP, PA**

Time Period	Existing Mount Airy Casino Trips		
	Enter	Exit	Total
Weekday P.M. Peak Hour	422	326	748
Saturday Evening Peak Hour	472	498	970

Based on the trip generation analysis summarized in **Table 4**, it was determined that the existing Mount Airy casino in Paradise Township, PA generates approximately 748 new vehicle trips during the weekday P.M. peak hour and 970 new vehicle trips during the Saturday evening peak hour.

As previously noted, the existing Mount Airy casino contains approximately 2,682 gaming positions. In order to determine the trip generation for the proposed casino in Big Beaver Borough, PA, TPD generated a rate based on the number of gaming positions at the casino versus the number of generated trips counted at the casino driveways. **Table 5** below, depicts the existing trip generation rates for the Mount Airy casino in Paradise Township, PA.

**TABLE 5
EXISTING TRIP GENERATION RATES - MOUNT AIRY CASINO**

Time Period	Existing Mount Airy Casino Rates		
	Total Trips	Total Gaming Positions	Trip Generation Rate ¹
Weekday P.M. Peak Hour	748	2,682	0.279
Saturday Evening Peak Hour	970		0.362

¹ Rate is calculated by taking the total # of Trips for each peak hour and dividing it by the total # of Gaming positions.

In order to determine the number of trips that will be generated for the proposed casino facility in Big Beaver Borough, TPD applied the existing trip generation rate from the existing Mount Airy casino in Paradise Township Pocono, PA, and multiplied the rate by the number of proposed gaming positions at the proposed casino facility. Based on the trip generation methodology, **Table 6** shows the trip generation rates and directional splits for the proposed casino facility.

**TABLE 6
PROPOSED CASINO FACILITY – TRIP GENERATION DATA**

Peak Hour	Rate per Gaming Position (GP)	Directional Split	
		Entering	Exiting
Weekday P.M. peak hour	T = 0.279*(X)	56%	44%
Saturday Evening peak hour	T = 0.362*(X)	49%	51%

¹ T = Total trips generated, X = # of gaming positions (1,150 proposed gaming positions)

Table 7 summarizes the number of trips that will be generated by the proposed casino facility for the weekday P.M. peak hour and the Saturday Evening peak hour.

TABLE 7
PROPOSED CASINO FACILITY (1,150 GAMING POSITIONS)
PROPOSED SITE TRIP GENERATION

Peak Hour	Entering Trips	Exiting Trips	Total Trips
Weekday Evening Peak Hour	181	140	321
Saturday Evening Peak Hour	202	214	416

As shown in **Table 7**, the proposed casino facility will generate 321 new vehicle-trips during the weekday P.M. peak hour and 416 new vehicles-trips during the Saturday Evening peak hour.

TRIP DISTRIBUTION

The distribution of trips generated by the proposed casino facility was based on the local road network, the existing traffic patterns, the proposed use of the site, the site driveway location and general knowledge of the surrounding areas the facility might serve. The new trips for the proposed development were distributed to the local roadway network based on the percentages shown in **Table 8**:

TABLE 8
TRIP DISTRIBUTION PERCENTAGES – New Trips

Direction - To/From	Assignment (To/From)	Distribution Percentage
East	via Fairlane Blvd. (S.R. 0351)	9%
	via Interstate 76	25%
West	via Fairlane Blvd. (S.R. 0351)	9%
	via Interstate 76	25%
North	via Interstate 376	15%
South	via Interstate 376	15%
	via Shenango Road	2%

The assignment of site-generated trips for the proposed development during the weekday P.M., and Saturday evening hours are shown in **Figures 7 & 8**, respectively. The Mount Airy casino count data information and casino trip generation summary for the Mount Airy casino are provided in **Appendix B**.

PROJECTED (BUILD) CONDITION TRAFFIC VOLUMES

The site-generated trips for the proposed development were added to the 2021 base (no-build) condition traffic volumes to develop 2021 projected (build) condition traffic volumes.

Projected condition traffic volumes for the opening year of 2021 for the weekday P.M. and Saturday evening peak hours are shown in **Figures 9 & 10**, respectively. Traffic volume development worksheets are contained in **Appendix C**.

LEVELS OF SERVICE FOR AN INTERSECTION

For analysis of intersections, level of service is defined in terms of delay, which is a measure of driver discomfort and frustration, fuel consumption, and lost travel time. LOS criteria is stated in terms of control delay per vehicle for a one-hour analysis period. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The criteria are shown in **Table 9**. Delay, as it relates to level of service, is a complex measure and is dependent upon a number of variables. For signalized intersections, these variables include the quality of vehicle progression, the cycle length, the green time ratio, and the volume/capacity ratio for the lane group in question. For unsignalized intersections, delay is related to the availability of gaps in the flow of traffic on the major street and the driver's discretion in selecting an appropriate gap for a particular movement from the minor street (straight across, left or right turn).

TABLE 9
LEVEL OF SERVICE CRITERIA
UNSIGNALIZED AND SIGNALIZED INTERSECTIONS¹

Level of Service	Control Delay Per Vehicle (Seconds)	
	Signalized	Unsignalized
A	< 10	< 10
B	> 10 and < 20	> 10 and < 15
C	> 20 and < 35	> 15 and < 25
D	> 35 and < 55	> 25 and < 35
E	> 55 and < 80	> 35 and < 50
F	> 80 or v/c > 1.0	> 50 or v/c > 1.0

¹ Obtained from Exhibits 18-4 and 19-1 of the Transportation Research Board's Highway Capacity Manual 2010

CAPACITY ANALYSIS METHODOLOGY

Capacity analyses were conducted for the weekday P.M. and Saturday evening peak hours at the study area intersections. These analyses were conducted according to the methodologies contained in the 2010 *Highway Capacity Manual* (HCM) using *Synchro 10* software, a Trafficware product.

The following conditions were analyzed, as applicable:

- » Existing conditions;
- » 2021 Base conditions (Build-out year without development);
- » 2021 Projected conditions (Build-out year with development).

In addition, capacity analyses were conducted at the proposed site driveway intersections under the 2021 projected conditions. The capacity analyses includes PennDOT's Publication 46 calculated critical headways and follow-up headways per the 2010 Highway Capacity Manual (HCM) Chapter 19, Two-Way Stop-controlled Intersections. The capacity analysis worksheets are included in **Appendix D**.

LEVELS OF SERVICE IN THE STUDY AREA

Level of service (LOS) matrices for the study area intersections are shown in **Table 10** for the weekday P.M. and Saturday evening peak hours.

TABLE 10
LEVEL OF SERVICE DELAY (SECONDS) SUMMARY

Intersection	Movement	Weekday P.M. Peak Hour			Saturday Evening Peak Hour		
		Existing Condition	2021 Conditions		Existing Condition	2021 Conditions	
			Base	Projected		Base	Projected
Shenango Road & Beaver Valley Road/Proposed Site Driveway	EB LTR	A	A	B	A	A	B
	WB LTR	A	A	B	A	A	B
	NB L	A	A	A	A	A	A
	SB L	A	A	A	A	A	A
	ILOS	A (5.7)	A (5.7)	A (9.4)	A (6.3)	A (6.3)	B (10.4)
Shenango Road/I-76 EB/WB Ramps & I-376 NB Ramps/Beaver Valley Road	EB TR	A	A	A	A	A	A
	WB LT	A	A	B	A	A	A
	NB LT	B	B	B	A	A	B
	NB R	A	A	A	A	A	A
	SB LT	B	B	A	A	A	A
	SB R	A	A	A	A	A	A
	ILOS	A (9.8)	B (10.0)	B (11.2)	A (8.0)	A (8.1)	A (9.3)
Shenango Road (S.R. 4001) & Fairlane Boulevard (S.R. 0351)	EB L	A	A	A	A	A	A
	WB L	A	A	A	A	A	A
	NB LT	B	B	B	A	A	B
	NB R	A	A	A	A	A	A
	ILOS	A (6.6)	A (6.7)	A (6.9)	A (6.3)	A (6.4)	A (6.5)
Fairlane Blvd. (S.R. 0351) & Proposed Site Driveway	WB LR	--	--	A	--	--	A
	NB L	--	--	A	--	--	A
	ILOS	--	--	A (1.8)	--	--	A (2.6)

Base = No-Build scenario; Projected = Build scenario

ILOS = Overall Intersection Level of Service; Unsignalized ILOS calculated in accordance with Figure 5 of Policies and Procedures for Transportation Impact Studies

As shown in **Table 10**, under 2021 Projected Conditions, all intersections will operate at the same overall intersection level of service (ILOS) under Base Conditions and Projected Conditions or fall within PennDOT's allowable 10-second variance between no-build and build condition scenarios.

All approaches and turning movements at the site driveway intersections will operate at **LOS B or better** under 2021 Projected Conditions during the weekday P.M. and Saturday evening peak hours. All levels of service at the study area intersection comply with the requirement outlined in PennDOT's TIS Guidelines.

95TH PERCENTILE QUEUE ANALYSIS

95th percentile queue analyses were conducted at the study area intersections using *Synchro 10* software. The queue analysis results are summarized in **Table 11** for the analyzed peak hours.

TABLE 11
95TH PERCENTILE QUEUE ANALYSIS

Intersection	Movement	Weekday P.M. Peak Hour				Saturday Evening Peak Hour	
		Existing Storage Lengths	2021 Conditions		Existing Storage Lengths	2021 Conditions	
			Base	Projected		Base	Projected
Shenango Road & Beaver Valley Road/Proposed Site Driveway	EB LTR	--	10	38	--	8	38
	WB LTR	--	3	15	--	0	23
	NB L	--	0	0	--	0	0
	SB L	--	0	0	--	0	0
Shenango Road/I-76 EB/WB Ramps & I-376 NB Ramps/Beaver Valley Road	EB TR	-	5	10	-	3	8
	WB LT	-	3	23	-	0	25
	NB LT	-	43	55	-	5	20
	NB R	-	8	30	-	15	25
	SB LT	-	15	23	-	10	8
	SB R	-	5	8	-	0	3
Shenango Road (SR 4001) & Fairlane Boulevard (S.R. 0351)	EB L	180'	0	0	180'	0	0
	WB L	230'	5	5	230'	3	3
	NB LT	--	15	18	--	8	10
	NB R	190'	5	8	190'	3	3
Fairlane Blvd. (S.R. 0351) & Proposed Site Driveway	SB LTR	--	5	5	--	3	6
	WB LR	--	--	3	--	--	3
	NB L	--	--	0	--	--	5

Base = No-Build scenario; Projected = Build scenario / 95th Percentile Queue lengths taken from Synchro 10 HCM PDF reports.

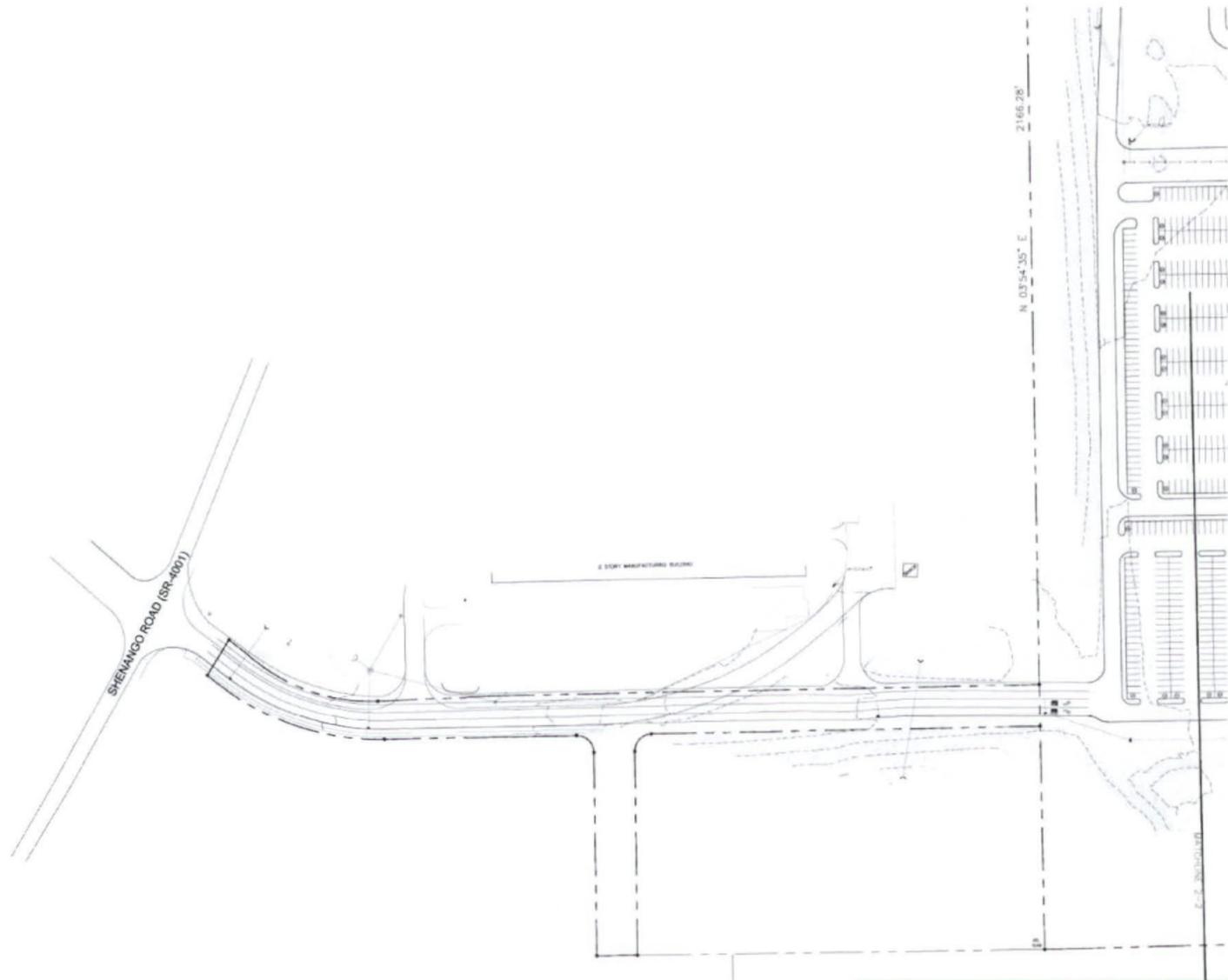
As shown in **Table 11** adequate queue storage will be provided for the turn lanes in 2021 with construction and full build-out of the proposed Casino Facility. Queue analysis worksheets are included with the capacity analysis worksheets provided in **Appendix D**.

CONCLUSIONS

Based on the results of the Transportation Impact Study (TIS), TPD offers the following conclusions:

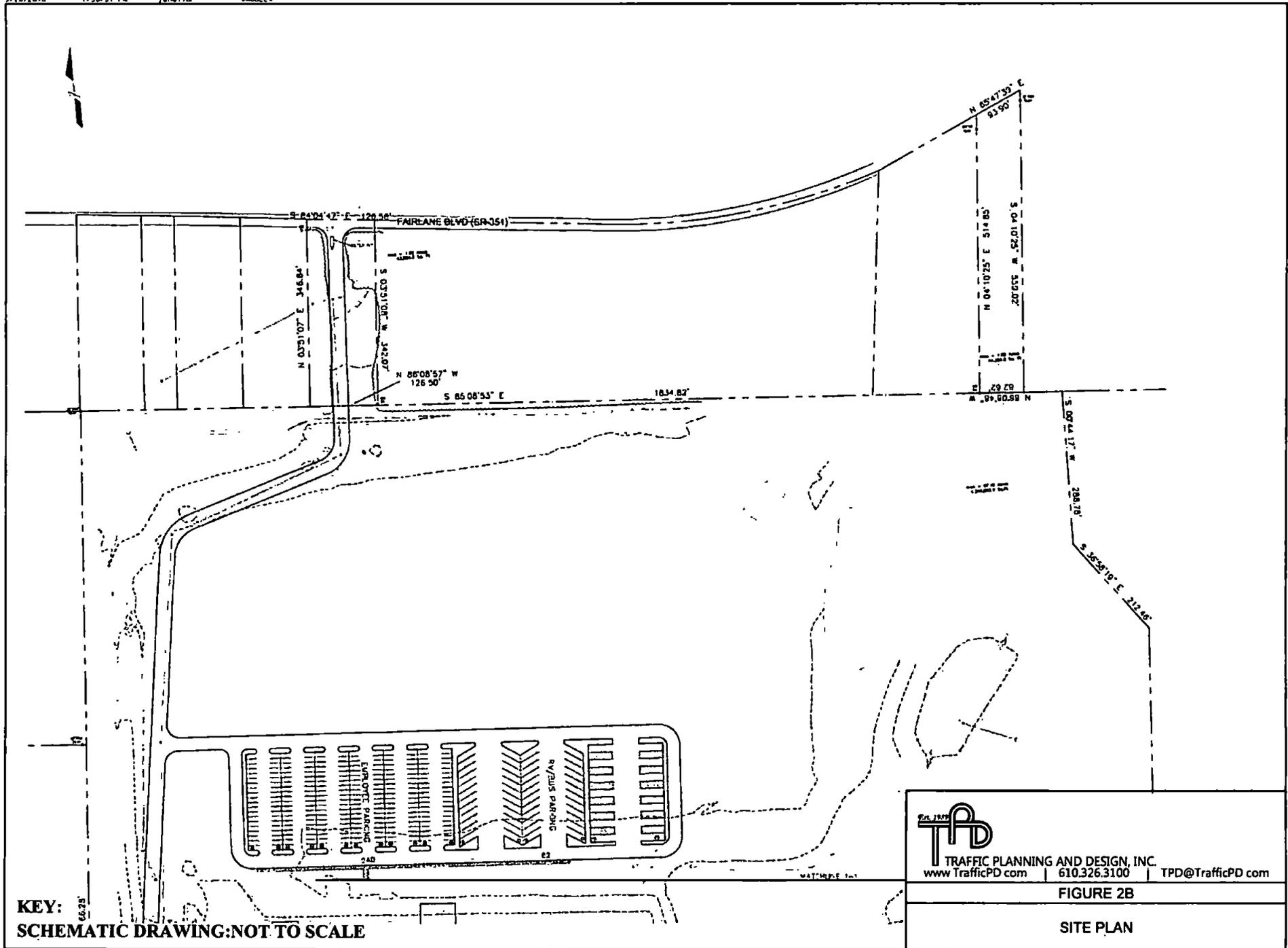
1. The study area intersections included in this TIS are as follows:
 - » Shenango Road (S.R. 4001) & Beaver Valley Road;
 - » I-76/I-376 Ramps & Beaver Valley Road;
 - » Fairlane Boulevard (S.R. 0351) & Shenango Road (S.R. 4001).
2. The project site is located on the north side of I-76, east of I-376 and south of Fairlane Boulevard. It is proposed to construct a casino facility consisting of 40 gaming tables (10 seats per table) and 750 slot machines, resulting in 1,150 gaming positions. For the purposes of the TIS, we assumed the casino will expand to 40 table gaming tables when permitted and very conservatively assumed ten (10) seats per table.
3. Access to the site is proposed via one full-access driveway to Shenango Road (S.R. 4001) directly opposite Beaver Run Road and one full-access driveway to Fairlane Boulevard (S.R. 0351), east of the intersection with Shenango Road (S.R. 4001);
4. TPD conducted traffic counts at the existing Mount Airy Casino in Paradise Township, PA to determine the number of trips generated by a casino facility. TPD developed a trip generation rate based on the number of gaming positions at the existing Mount Airy casino based on actual counts.
5. Upon full build-out, the proposed development is expected to generate **321 new vehicle-trips** during the weekday P.M. peak hour and **416 new vehicle-trips** during the Saturday evening peak hour.
6. Under the 2021 projected conditions, all approaches and turning movements at the site driveway intersections with the external roadway network will operate at **LOS B or better** during the weekday P.M. and Saturday evening peak hours.
7. All overall intersection levels of service (ILOS) will operate at an acceptable **ILOS B or better** during the 2021 projected condition scenarios.





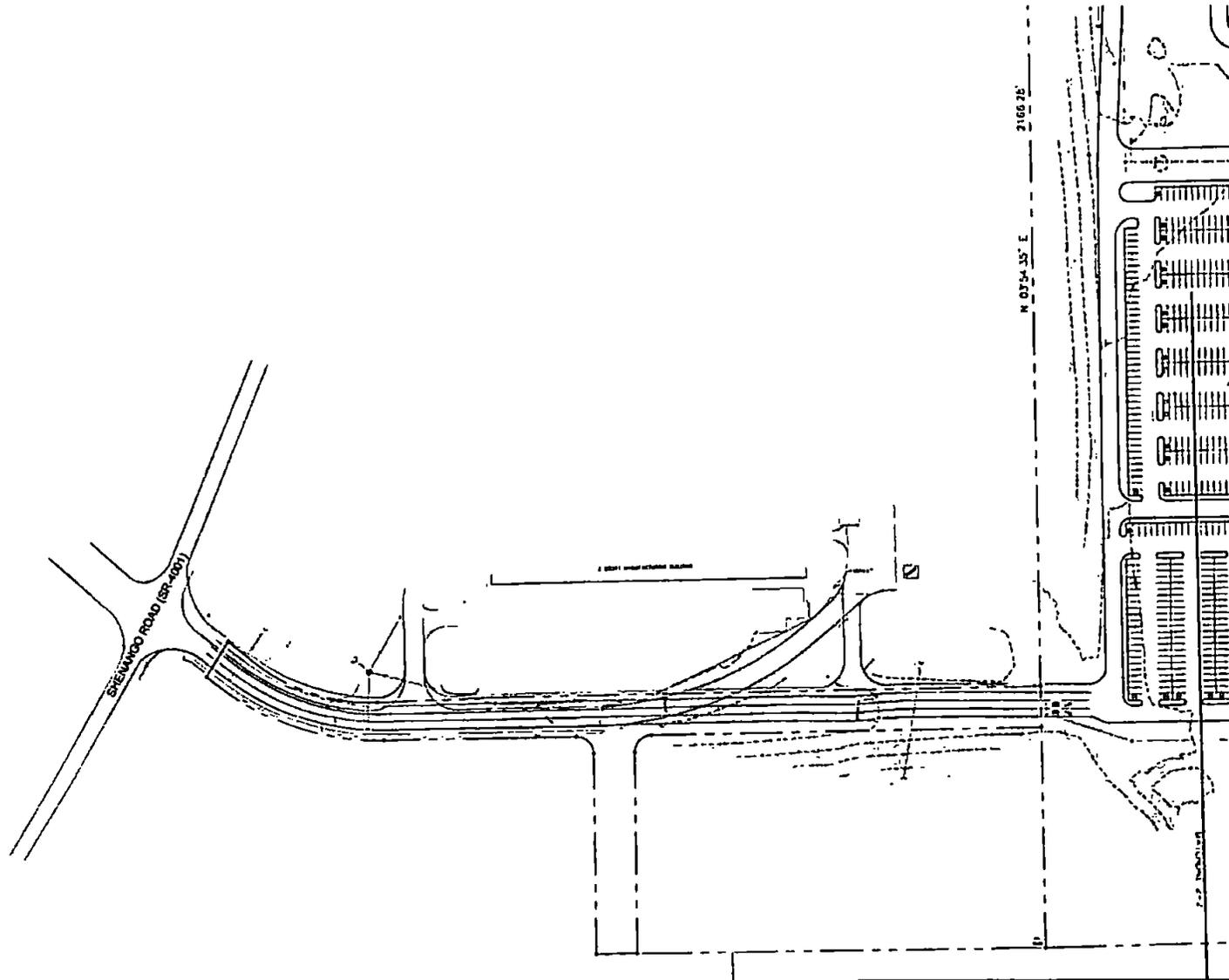
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	FIGURE 2C
SITE PLAN	



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	FIGURE 2B
SITE PLAN	



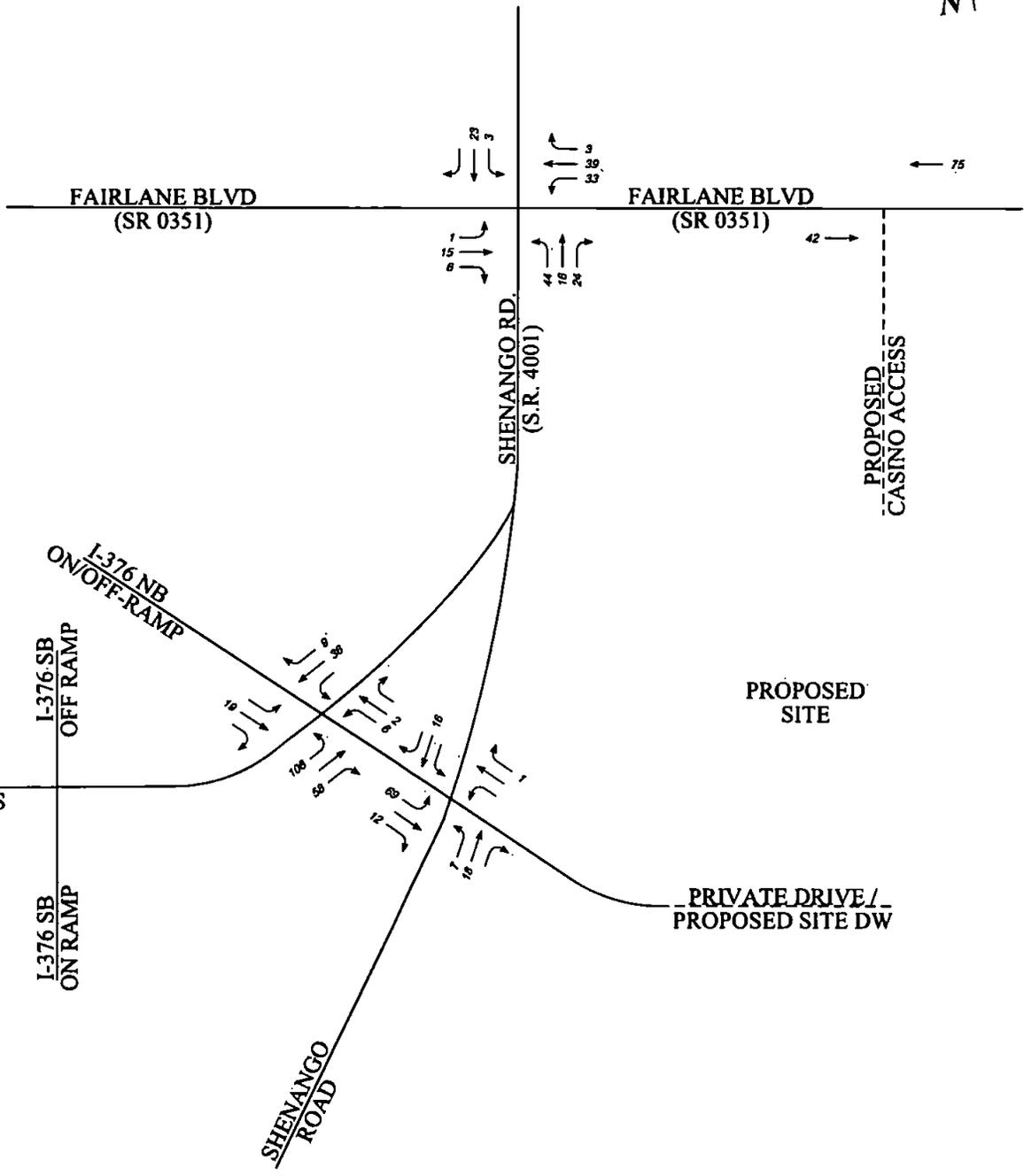
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FIGURE 2C

SITE PLAN



PROPOSED SITE

PRIVATE DRIVE / PROPOSED SITE DW

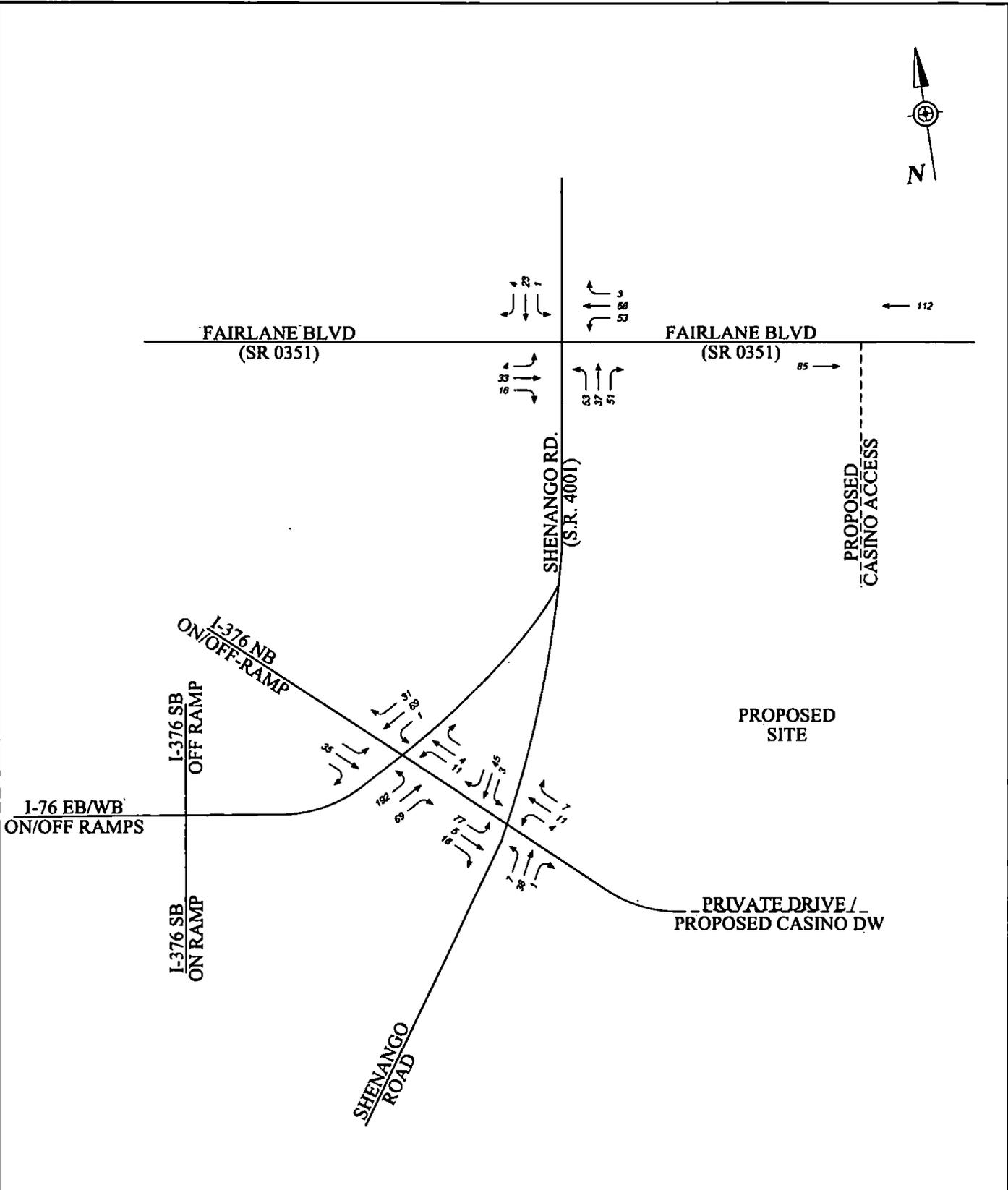
PROPOSED CASINO ACCESS

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FIGURE 4
 EXISTING CONDITIONS
 SATURDAY EVENING PEAK HOUR
 TRAFFIC VOLUMES

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FIGURE 5		
EXISTING CONDITIONS WEEKDAY P.M. PEAK HOUR TRAFFIC VOLUMES		



9%

9%

FAIRLANE BLVD
(SR 0351)

FAIRLANE BLVD
(SR 0351)

SHENANGO RD.
(S.R. 4001)

PROPOSED
CASINO ACCESS

15%

I-376 NB
ON/OFF-RAMP

I-376 SB
OFF RAMP

PROPOSED
SITE
ENTER: 181
EXIT: 140

I-76 EB/WB
ON/OFF RAMP

50%

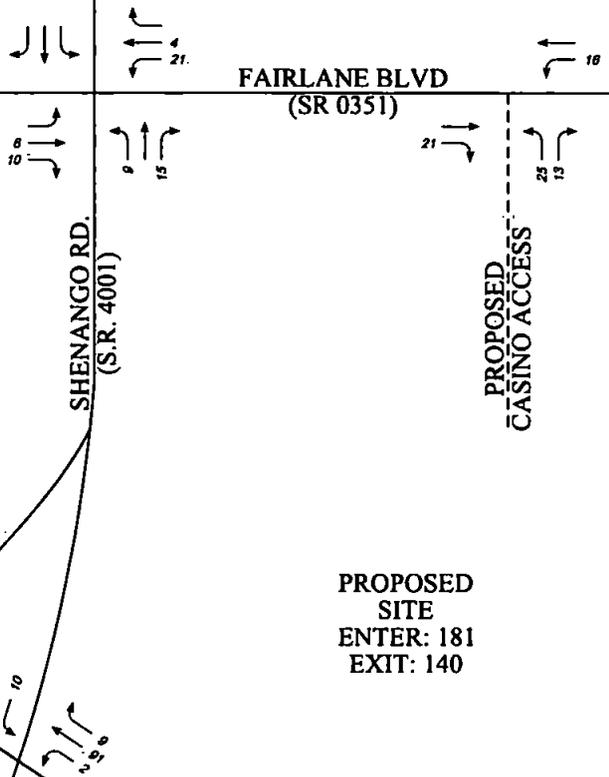
I-376 SB
ON RAMP

15%

PRIVATE DRIVE /
PROPOSED CASINO DW

SHENANGO
ROAD

2%



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----- PROPOSED DRIVEWAY

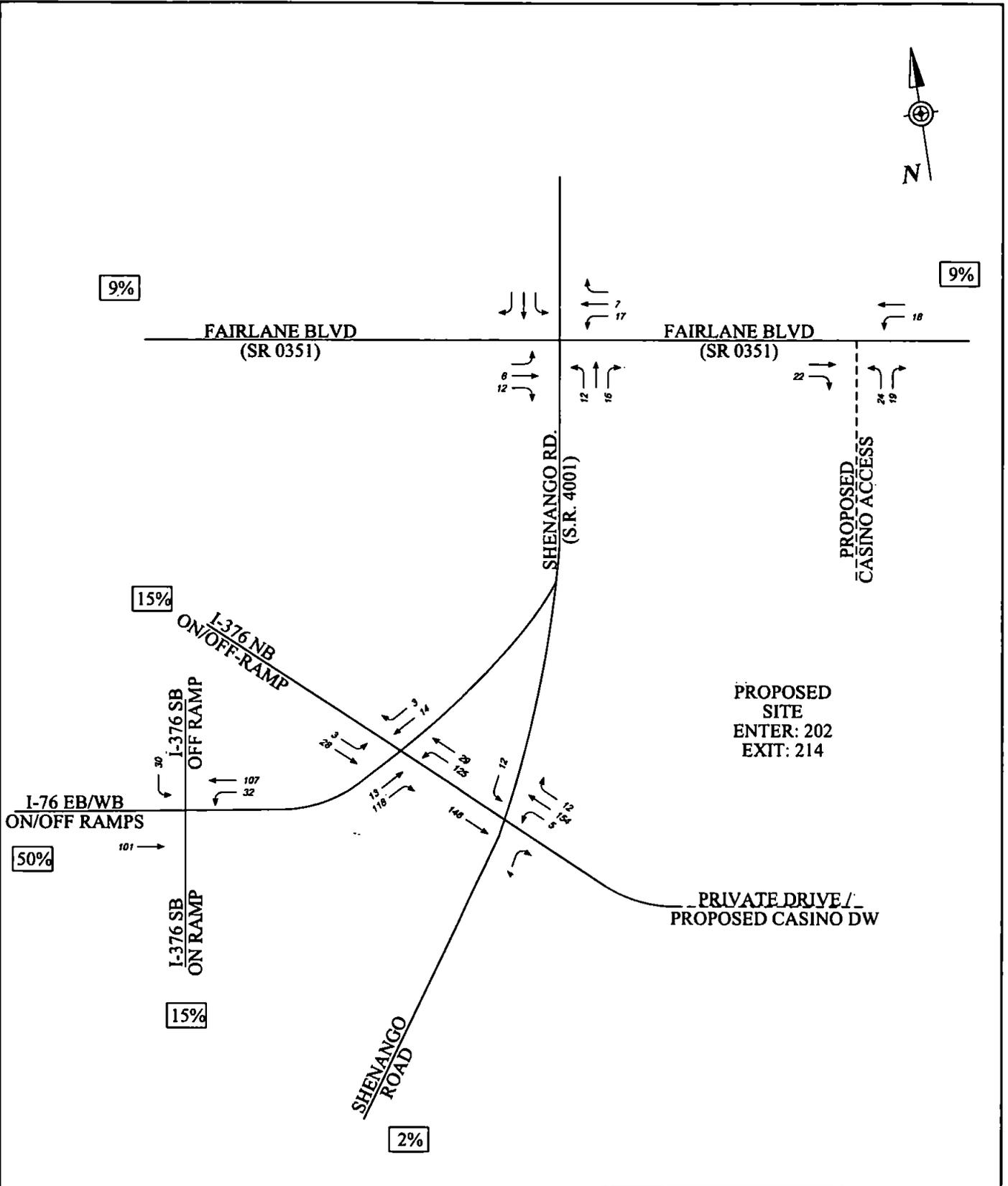
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FIGURE 7

**CASINO TRIP DISTRIBUTIONS
WEEKDAY P.M. PEAK HOUR
TRAFFIC VOLUMES**



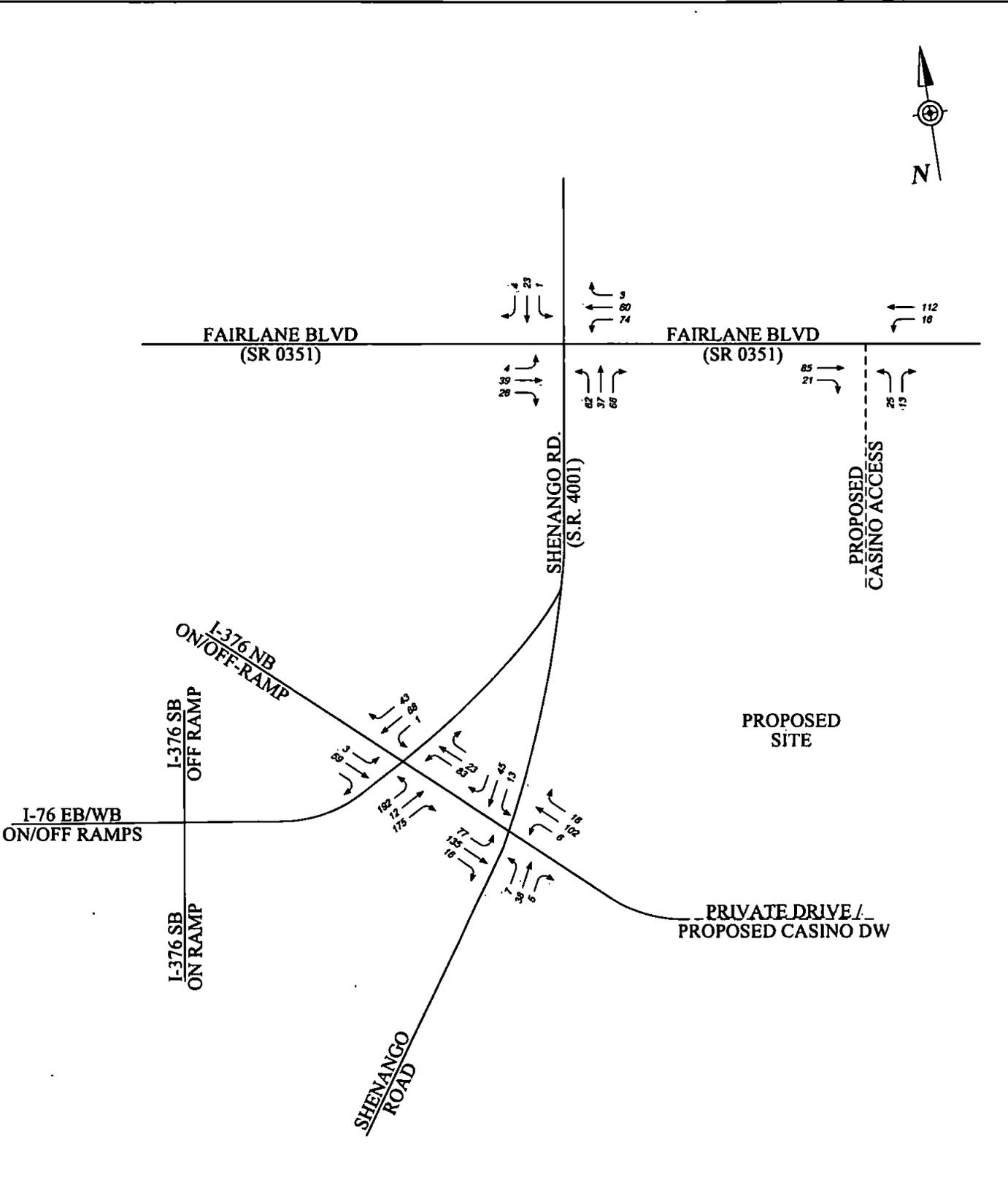
PROPOSED SITE
ENTER: 202
EXIT: 214

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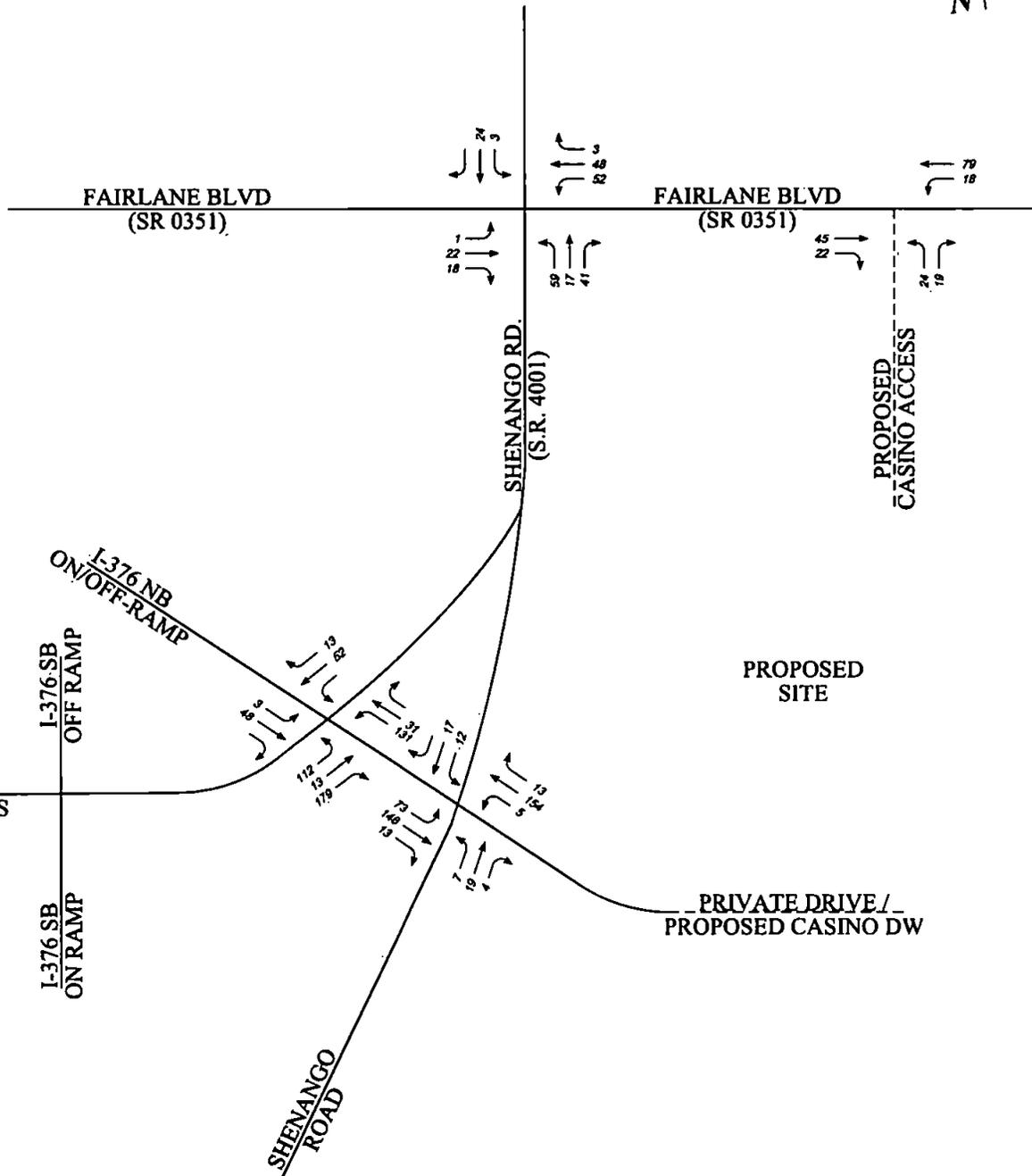
FIGURE 8
 CASINO TRIP DISTRIBUTIONS
 SATURDAY EVENING PEAK HOUR
 TRAFFIC VOLUMES



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FIGURE 10

2021 PROJECTED CONDITIONS
SATURDAY EVENING PEAK HOUR
TRAFFIC VOLUMES

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APPENDIX A:

Traffic Counts – Study Area Intersections

**Shenango Road & Beaver Valley Rd. /
Proposed Site Driveway**

AM PM SAT Shenago Rd & Beaver Valley Rd - TMC

Thu Sep 6, 2018

Full Length (7AM-9AM, 3PM-6PM, 3PM-8PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560747, Location: 40.837434, -80.365271



TRAFFIC PLANNING AND DESIGN, INC

Provided by: Traffic Planning and Design, Inc

2500 East High Street, Suite 650, Pottstown, PA, 19464, US

Leg Direction	Beaver Valley Road Eastbound					Turnpike Driveway Westbound					Shenago Road Northbound					Shenago Road Southbound					Int				
	L	T	R	U	App Ped*	L	T	R	U	App Ped*	L	T	R	U	App Ped*	L	T	R	U	App Ped*					
2018-09-06																									
7:00AM	18	3	0	0	21	0	0	0	0	0	0	0	5	4	0	0	9	0	3	2	0	0	5	0	35
7:15AM	13	2	0	0	15	0	0	0	0	0	0	0	2	6	0	0	8	0	0	6	0	0	6	0	29
7:30AM	15	2	1	0	18	0	0	0	0	0	0	0	2	1	0	0	3	0	3	4	0	0	7	0	28
7:45AM	11	7	2	0	20	0	0	2	1	0	3	0	6	2	1	0	9	0	2	5	0	0	7	0	39
Hourly Total	57	14	3	0	74	0	0	2	1	0	3	0	15	13	1	0	29	0	8	17	0	0	25	0	131
8:00AM	12	1	1	0	14	0	1	2	1	0	4	0	7	1	4	0	12	0	2	5	0	0	7	0	37
8:15AM	4	2	3	0	9	0	0	0	1	0	1	0	4	3	0	0	7	0	1	8	0	0	9	0	26
8:30AM	13	1	0	0	14	0	0	0	0	0	0	0	5	3	0	0	8	0	1	7	0	0	8	0	30
8:45AM	7	2	3	1	13	0	0	0	0	0	0	0	0	5	1	0	6	0	4	7	0	0	11	0	30
Hourly Total	36	6	7	1	50	0	1	2	2	0	5	0	16	12	5	0	33	0	8	27	0	0	35	0	123
9:00AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00PM	21	1	1	1	24	0	0	2	2	0	4	0	9	6	0	0	15	0	0	5	0	0	5	0	48
3:15PM	15	0	1	0	16	0	0	0	0	0	0	0	0	7	0	0	7	0	0	6	0	0	6	0	29
3:30PM	19	2	4	3	28	0	0	1	5	0	6	0	1	8	0	0	9	0	0	11	1	0	12	0	55
3:45PM	23	1	2	0	26	0	0	2	2	0	4	0	2	8	0	0	10	0	2	7	0	0	9	0	49
Hourly Total	78	4	8	4	94	0	0	5	9	0	14	0	12	29	0	0	41	0	2	29	1	0	32	0	181
4:00PM	22	1	1	0	24	0	0	4	3	0	7	0	5	6	0	0	11	0	0	8	0	0	8	0	50
4:15PM	19	2	3	0	24	0	0	2	1	0	3	0	1	11	0	0	12	0	0	4	0	0	4	0	43
4:30PM	23	0	3	0	26	0	3	2	5	0	10	0	1	7	1	0	9	0	1	7	0	0	8	0	53
4:45PM	22	2	5	0	29	0	1	1	1	0	3	0	0	5	0	0	5	0	1	2	0	0	3	0	40
Hourly Total	86	5	12	0	103	0	4	9	10	0	23	0	7	29	1	0	37	0	2	21	0	0	23	0	186
5:00PM	26	1	3	0	30	0	2	4	0	0	6	0	4	12	0	0	16	0	0	6	0	0	6	0	58
5:15PM	17	1	3	0	21	0	1	2	2	0	5	0	1	4	0	0	5	0	1	12	0	0	13	0	44
5:30PM	15	1	3	0	19	0	0	3	4	0	7	0	1	8	0	0	9	0	1	13	0	0	14	0	49
5:45PM	15	2	6	0	23	0	1	1	1	0	3	0	1	12	1	0	14	0	1	11	0	0	12	0	52
Hourly Total	73	5	15	0	93	0	4	10	7	0	21	0	7	36	1	0	44	0	3	42	0	0	45	0	203
6:00PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2018-09-08																									
3:00PM	19	0	4	1	24	0	0	0	1	0	1	0	0	4	0	0	4	0	0	4	0	0	4	0	33
3:15PM	21	0	3	0	24	0	0	0	0	0	0	0	4	5	0	0	9	0	0	5	0	0	5	0	38
3:30PM	15	0	1	0	16	0	0	0	0	0	0	0	3	2	0	0	5	0	0	4	0	0	4	0	25
3:45PM	14	0	4	0	18	0	0	0	0	0	0	0	0	7	0	0	7	0	0	3	0	0	3	0	28
Hourly Total	69	0	12	1	82	0	0	0	1	0	1	0	7	18	0	0	25	0	0	16	0	0	16	0	124
4:00PM	6	0	0	0	6	0	0	0	0	0	0	0	2	6	0	0	8	0	0	6	2	0	8	0	22
4:15PM	5	0	1	0	6	0	0	0	0	0	0	0	2	3	0	0	5	0	0	7	0	0	7	0	18
4:30PM	9	0	1	0	10	0	0	0	0	0	0	0	0	9	0	0	9	0	0	6	0	0	6	0	25
4:45PM	5	0	0	0	5	0	0	0	0	0	0	0	1	10	0	0	11	0	0	1	0	0	1	0	17
Hourly Total	25	0	2	0	27	0	0	0	0	0	0	0	5	28	0	0	33	0	0	20	2	0	22	0	82
5:00PM	5	0	1	0	6	0	0	0	0	0	0	0	3	5	0	0	8	0	0	3	0	0	3	0	17
5:15PM	10	0	1	2	13	0	0	0	0	0	0	0	0	8	0	0	8	0	0	1	0	0	1	0	22
5:30PM	9	0	2	0	11	0	0	0	0	0	0	0	1	2	0	0	3	0	0	3	0	0	3	0	17
5:45PM	3	0	1	0	4	0	0	0	0	0	0	0	1	4	0	0	5	0	0	3	0	0	3	0	12
Hourly Total	27	0	5	2	34	0	0	0	0	0	0	0	5	19	0	0	24	0	0	10	0	0	10	0	68
6:00PM	6	0	3	0	9	0	0	0	0	0	0	0	1	2	0	0	3	0	0	5	0	0	5	0	17
6:15PM	3	0	2	0	5	0	0	0	0	0	0	0	2	7	0	0	9	0	0	2	0	0	2	0	16
6:30PM	6	0	2	0	8	0	0	0	0	0	0	0	0	7	0	0	7	0	0	4	0	0	4	0	19
6:45PM	8	0	0	0	8	0	0	0	0	0	0	0	1	5	0	0	6	0	0	2	0	0	2	0	16
Hourly Total	23	0	7	0	30	0	0	0	0	0	0	0	4	21	0	0	25	0	0	13	0	0	13	0	68
7:00PM	3	0	1	0	4	0	0	1	0	0	1	0	0	5	0	0	5	0	1	2	0	0	3	0	13
7:15PM	5	0	1	0	6	0	0	0	1	0	1	0	0	6	1	0	7	0	0	4	0	0	4	0	18
7:30PM	2	0	1	0	3	0	0	0	0	0	0	0	2	5	0	0	7	0	0	3	0	0	3	0	13
7:45PM	3	0	1	0	4	0	0	0	0	0	0	0	0	5	0	0	5	0	0	0	1	0	1	0	10
Hourly Total	13	0	4	0	17	0	0	1	1	0	2	0	2	21	1	0	24	0	1	9	1	0	11	0	54
8:00PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	487	34	75	8	604	0	9	29	31	0	69	0	80	226	9	0	315	0	24	204	4	0	232	0	1220
% Approach	80.6%	5.6%	12.4%	1.3%	-	-	13.0%	42.0%	44.9%	0%	-	-	25.4%	71.7%	2.9%	0%	-	-	10.3%	87.9%	1.7%	0%	-	-	-
% Total	39.9%	2.8%	6.1%	0.7%	49.5%	-	0.7%	2.4%	2.5%	0%	5.7%	-	6.6%	18.5%	0.7%	0%	25.8%	-	2.0%	16.7%	0.3%	0%	19.0%	-	-
Lights and Motorcycles	402	16	73	8	499	-	9	15	30	0	54	-	78	219	8	0	305	-	21	201	4	0	226	-	1084
% Lights and Motorcycles	82.5%	47.1%	97.3%	100%	82.6%	-	100%	51.7%	96.8%	0%	78.3%	-	97.5%	96.9%	88.9%	0%	96.8%	-	87.5%	98.5%	100%	0%	97.4%	-	88.9%
Heavy	85	18	2	0	105	-	0	14	1	0	15	-	2	7	1	0	10	-	3	3	0	0	6	-	136

Leg Direction	Beaver Valley Road Eastbound					Turnpike Driveway Westbound					Shenago Road Northbound					Shenago Road Southbound					Int	
Time	L	T	R	U	App Ped*	L	T	R	U	App Ped*	L	T	R	U	App Ped*	L	T	R	U	App Ped*	Int	
% Heavy	17.5%	52.9%	2.7%	0%	17.4%	0%	48.3%	3.2%	0%	21.7%	2.5%	3.1%	11.1%	0%	3.2%	12.5%	1.5%	0%	0%	2.6%	11.1%	
Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Road	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

AM PM SAT Shenago Rd & Beaver Valley Rd - TMC

Thu Sep 6, 2018

Full Length (7AM-9AM, 3PM-6PM, 3PM-8PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560747, Location: 40.837434, -80.365271



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[N] Shenago Road

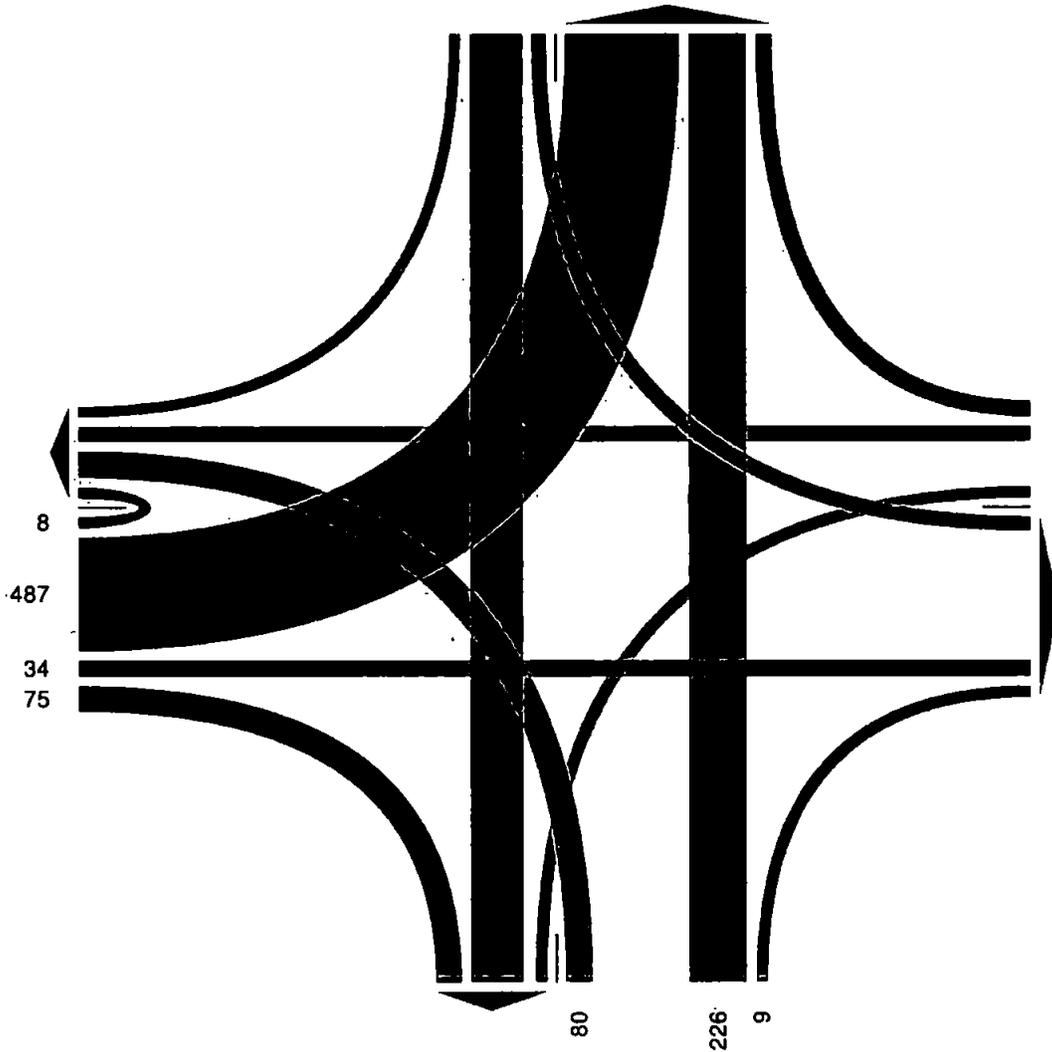
Total: 976

In: 232 Out: 744

4 204 24

[W] Beaver Valley Road

Total: 725
 In: 604 Out: 121



31
29

Out: 67 In: 69
 Total: 136

[E] Tumpike Driveway

Out: 288 In: 315
 Total: 603

[S] Shenago Road

AM PM SAT Shenago Rd & Beaver Valley Rd. - TMC
 Thu Sep 6, 2018
 PM Peak (Sep 06 2018 5PM - 6PM) - Overall Peak Hour
 All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)
 All Movements
 ID: 560747, Location: 40.837434, -80.365271


 TRAFFIC PLANNING AND DESIGN, INC.
 Provided by: Traffic Planning and Design, Inc
 2500 East High Street, Suite 650, Pottstown, PA, 19464, US

Leg Direction	Beaver Valley Road Eastbound						Turnpike Driveway Westbound						Shenago Road Northbound						Shenago Road Southbound						Int
	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	
2018-09-06																									
5 00PM	26	1	3	0	30	0	2	4	0	0	6	0	4	12	0	0	16	0	0	6	0	0	6	0	58
5 15PM	17	1	3	0	21	0	1	2	2	0	5	0	1	4	0	0	5	0	1	12	0	0	13	0	44
5 30PM	15	1	3	0	19	0	0	3	4	0	7	0	1	8	0	0	9	0	1	13	0	0	14	0	49
5 45PM	15	2	6	0	23	0	1	1	1	0	3	0	1	12	1	0	14	0	1	11	0	0	12	0	52
Total	73	.5	15	0	93	0	4	10	7	0	21	0	7	36	1	0	44	0	3	42	0	0	45	0	203
% Approach	78.5%	.5.4%	16.1%	0%	-	-	19.0%	47.6%	33.3%	0%	-	-	15.9%	81.8%	2.3%	0%	-	-	6.7%	93.3%	0%	0%	-	-	-
% Total	36.0%	2.5%	7.4%	0%	45.8%	-	2.0%	4.9%	3.4%	0%	10.3%	-	3.4%	17.7%	0.5%	0%	21.7%	-	1.5%	20.7%	0%	0%	22.2%	-	-
PHF	0.702	0.625	0.625	-	0.775	-	0.500	0.625	0.438	-	0.750	-	0.438	0.750	0.250	-	0.688	-	0.750	0.808	-	-	0.804	-	0.875
Lights and Motorcycles	66	1	15	0	82	-	4	5	7	0	16	-	7	36	0	0	43	-	3	41	0	0	44	-	185
% Lights and Motorcycles	90.4%	20.0%	100%	0%	88.2%	-	100%	50.0%	100%	0%	76.2%	-	100%	100%	0%	0%	97.7%	-	100%	97.6%	0%	0%	97.8%	-	91.1%
Heavy	7	4	0	0	11	-	0	5	0	0	5	-	0	0	1	0	1	-	0	1	0	0	1	-	18
% Heavy	9.6%	80.0%	0%	0%	11.8%	-	0%	50.0%	0%	0%	23.8%	-	0%	0%	100%	0%	2.3%	-	0%	2.4%	0%	0%	2.2%	-	8.9%
Bicycles on Road	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Bicycles on Road	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

AM PM SAT Shenago Rd & Beaver Valley Rd - TMC

Thu Sep 6, 2018

PM Peak (Sep 06 2018 5PM - 6PM) - Overall Peak Hour

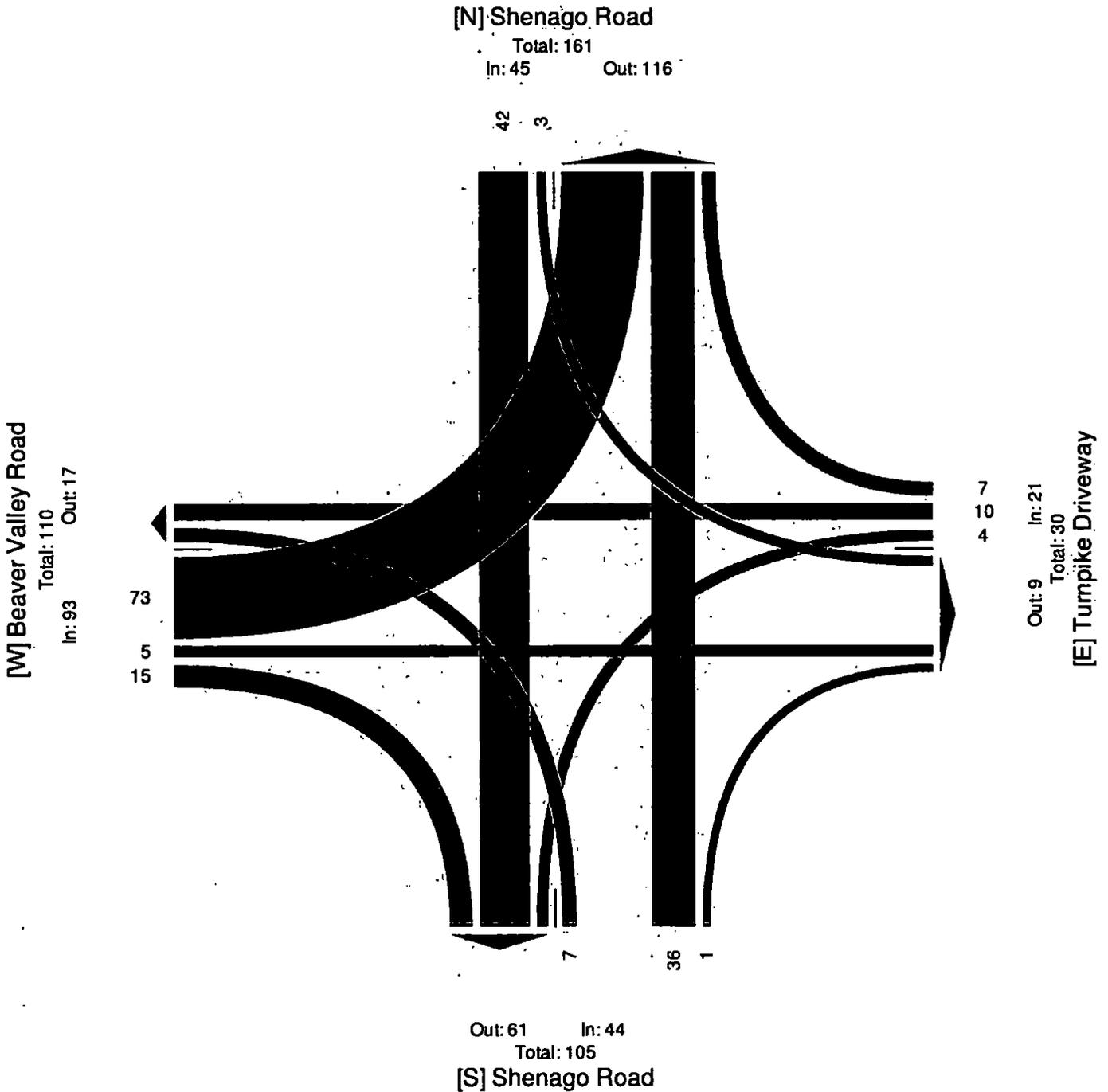
All Classes (Lights and Motorcycles, Heavy; Pedestrians, Bicycles on Road)

All Movements

ID: 560747, Location: 40.837434, -80.365271



TRAFFIC PLANNING AND DESIGN, INC.
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AM PM SAT Shenago Rd & Beaver Valley Rd - TMC

Sat Sep 8, 2018

PM Peak (WKND) (Sep 08 2018 3PM - 4PM)

All Classes (Lights and Motorcycles; Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560747, Location: 40.837434, -80.365271



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Leg Direction	Beaver Valley Road Eastbound						Turnpike Driveway Westbound						Shenago Road Northbound						Shenago Road Southbound						Int
	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	
2018-09-08																									
3:00PM	19	0	4	1	24	0	0	0	1	0	1	0	0	4	0	0	4	0	0	4	0	0	4	0	33
3:15PM	21	0	3	0	24	0	0	0	0	0	0	0	4	5	0	0	9	0	0	5	0	0	5	0	38
3:30PM	15	0	1	0	16	0	0	0	0	0	0	0	3	2	0	0	5	0	0	4	0	0	4	0	25
3:45PM	14	0	4	0	18	0	0	0	0	0	0	0	0	7	0	0	7	0	0	3	0	0	3	0	28
Total	69	0	12	1	82	0	0	0	1	0	1	0	7	18	0	0	25	0	0	16	0	0	16	0	124
% Approach	84.1%	0%	14.6%	1.2%	-	-	0%	0%	100%	0%	-	-	28.0%	72.0%	0%	0%	-	-	0%	100%	0%	0%	-	-	-
% Total	55.6%	0%	9.7%	0.8%	66.1%	-	0%	0%	0.8%	0%	0.8%	-	5.6%	14.5%	0%	0%	20.2%	-	0%	12.9%	0%	0%	12.9%	-	-
PHF	0.821	-	0.750	0.250	0.854	-	-	-	0.250	-	0.250	-	0.438	0.643	-	-	0.694	-	-	0.800	-	-	0.800	-	0.816
Lights and Motorcycles	64	0	12	1	77	-	0	0	1	0	1	-	7	18	0	0	25	-	0	16	0	0	16	-	119
% Lights and Motorcycles	92.8%	0%	100%	100%	93.9%	-	0%	0%	100%	0%	100%	-	100%	100%	0%	0%	100%	-	0%	100%	0%	0%	100%	-	96.0%
Heavy	5	0	0	0	5	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	5
% Heavy	7.2%	0%	0%	0%	6.1%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	4.0%
Bicycles on Road	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Bicycles on Road	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk L: Left, R: Right, T: Thru, U: U-Turn

AM PM SAT Shenago Rd & Beaver Valley Rd - TMC

Sat Sep 8, 2018

PM Peak (WKND) (Sep 08 2018 3PM - 4PM)

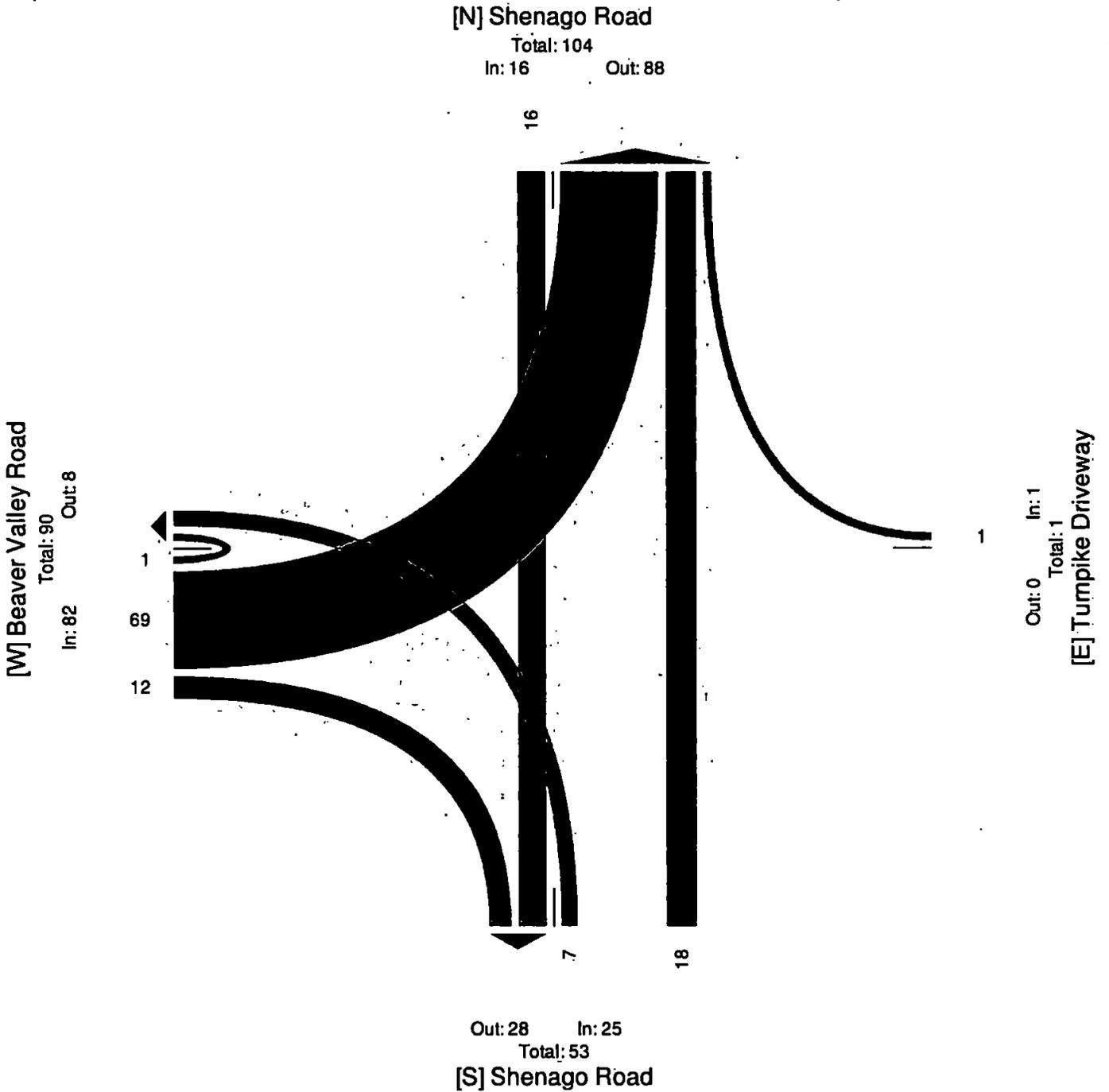
All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560747, Location: 40.837434, -80.365271



TRAFFIC PLANNING AND DESIGN, INC.
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2500 East High Street, Suite 650,
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I-76/ I-376 Ramps & Beaver Valley Road

AM PM SAT I-376 Ramp & Beaver Valley Rd - TMC

Thu Sep 6, 2018

Full Length (7AM-9AM, 3PM-6PM, 3PM-8PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560758, Location: 40.838172, -80.366145



Provided by: Traffic Planning and Design, Inc

2500 East High Street, Suite 650, Pottstown, PA, 19464, US

Leg Direction	I-376 Ramp Eastbound					Beaver Valley Road Westbound					I-76 Turnpike Ramp Northbound					Shenago Road Ramp Southbound					Int			
	L	T	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R		U	App	Ped*
2018-09-06																								
7:00AM	0	0	0	0	0	4	1	0	0	5	0	22	0	16	0	38	0	0	25	2	0	27	0	70
7:15AM	0	4	0	4	0	1	1	0	0	2	0	36	0	10	0	46	0	0	27	1	0	28	0	80
7:30AM	0	8	0	8	0	4	1	0	0	5	0	25	0	14	0	39	0	0	24	1	0	25	0	77
7:45AM	0	9	0	9	0	6	1	0	0	7	0	21	0	9	0	30	0	0	12	4	0	16	0	62
Hourly Total	0	21	0	21	0	15	4	0	0	19	0	104	0	49	0	153	0	0	88	8	0	96	0	289
8:00AM	0	4	0	4	0	5	1	0	1	7	0	23	0	4	0	27	0	0	12	2	0	14	0	52
8:15AM	0	3	0	3	0	1	2	0	0	3	0	39	0	8	0	47	0	0	11	1	0	12	0	65
8:30AM	0	8	0	8	0	4	1	0	0	5	0	36	0	9	1	46	0	0	7	0	0	7	0	66
8:45AM	0	7	0	7	0	1	0	0	0	1	0	32	0	6	0	38	0	0	19	2	0	21	0	67
Hourly Total	0	22	0	22	0	11	4	0	1	16	0	130	0	27	1	158	0	0	49	5	0	54	0	250
9:00AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00PM	0	10	0	10	0	5	5	0	0	10	0	36	0	13	0	49	0	0	15	6	0	21	0	90
3:15PM	0	7	0	7	0	0	0	0	0	0	0	23	0	11	0	34	0	0	15	3	0	18	0	59
3:30PM	0	13	0	13	0	4	2	0	0	6	0	38	0	15	0	53	0	0	5	5	0	10	0	82
3:45PM	0	10	0	10	0	4	1	0	0	5	0	47	0	12	0	59	0	0	8	3	0	11	0	85
Hourly Total	0	40	0	40	0	13	8	0	0	21	0	144	0	51	0	195	0	0	43	17	0	60	0	316
4:00PM	0	15	0	15	0	5	2	0	0	7	0	34	0	11	0	45	0	0	8	7	0	15	0	82
4:15PM	0	8	0	8	0	2	1	0	0	3	0	49	0	16	0	65	0	1	8	5	0	14	0	90
4:30PM	0	8	0	8	0	2	2	0	0	4	0	42	0	11	0	53	0	0	10	2	0	12	0	77
4:45PM	0	10	0	10	0	2	0	0	0	2	0	50	0	17	0	67	0	0	15	3	0	18	0	97
Hourly Total	0	41	0	41	0	11	5	0	0	16	0	175	0	55	0	230	0	1	41	17	0	59	0	346
5:00PM	0	7	0	7	0	4	1	0	0	5	0	40	0	21	0	61	0	0	32	19	0	51	0	124
5:15PM	0	7	0	7	0	2	1	0	0	3	0	37	0	12	0	49	0	0	10	6	0	16	0	75
5:30PM	0	10	0	10	0	2	2	0	0	4	0	43	0	9	0	52	0	0	6	4	0	10	0	76
5:45PM	0	8	0	8	0	0	0	0	0	0	0	33	0	15	0	48	0	0	6	2	0	8	0	64
Hourly Total	0	32	0	32	0	8	4	0	0	12	0	153	0	57	0	210	0	0	54	31	0	85	0	339
6:00PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2018-09-08																								
3:00PM	0	4	0	4	0	1	1	0	0	2	0	24	0	23	0	47	0	0	10	2	0	12	0	65
3:15PM	0	4	0	4	0	2	1	0	0	3	0	35	0	16	0	51	0	0	7	1	0	8	0	66
3:30PM	0	6	0	6	0	3	0	0	0	3	0	22	0	12	0	34	0	0	8	1	0	9	0	52
3:45PM	0	5	0	5	0	0	0	0	0	0	0	25	0	7	0	32	0	0	11	5	0	16	0	53
Hourly Total	0	19	0	19	0	6	2	0	0	8	0	106	0	58	0	164	0	0	36	9	0	45	0	236
4:00PM	0	3	0	3	0	4	1	0	0	5	0	23	0	4	1	28	0	0	7	0	0	7	0	43
4:15PM	0	2	0	2	0	1	0	0	0	1	0	29	0	4	0	33	0	0	11	0	0	11	0	47
4:30PM	0	3	0	3	0	0	0	0	0	0	0	30	0	7	0	37	0	0	4	1	0	5	0	45
4:45PM	0	0	0	0	0	2	0	0	0	2	0	12	0	3	1	16	0	0	7	2	0	9	0	27
Hourly Total	0	8	0	8	0	7	1	0	0	8	0	94	0	18	2	114	0	0	29	3	0	32	0	162
5:00PM	0	5	0	5	0	1	2	0	0	3	0	23	0	6	0	29	0	0	10	0	0	10	0	47
5:15PM	0	4	0	4	0	1	1	0	0	2	0	34	0	8	0	42	0	0	4	4	0	8	0	56
5:30PM	0	4	0	4	0	0	1	0	0	1	0	25	0	3	0	28	0	0	8	0	0	8	0	41
5:45PM	0	2	0	2	0	0	0	0	0	0	0	27	0	5	0	32	0	0	9	1	0	10	0	44
Hourly Total	0	15	0	15	0	2	4	0	0	6	0	109	0	22	0	131	0	0	31	5	0	36	0	188
6:00PM	0	1	0	1	0	0	2	0	0	2	0	25	0	7	0	32	0	0	5	1	0	6	0	41
6:15PM	0	4	0	4	0	0	1	0	0	1	0	24	0	1	0	25	0	0	10	1	0	11	0	41
6:30PM	0	6	0	6	0	0	0	0	0	0	0	24	0	5	0	29	0	0	8	1	0	9	0	44
6:45PM	0	2	0	2	0	2	0	0	0	2	0	13	0	4	0	17	0	0	4	1	0	5	0	26
Hourly Total	0	13	0	13	0	2	3	0	0	5	0	86	0	17	0	103	0	0	27	4	0	31	0	152
7:00PM	0	0	0	0	0	0	0	0	0	0	0	20	0	1	0	21	0	0	8	0	0	8	0	29
7:15PM	0	3	0	3	0	1	0	0	0	1	0	13	0	3	0	16	0	0	7	1	0	8	0	28
7:30PM	0	1	0	1	0	1	0	0	0	1	0	16	0	3	0	19	0	0	5	0	0	5	0	26
7:45PM	0	2	0	2	0	1	0	0	0	1	0	20	0	6	0	26	0	0	5	1	0	6	0	35
Hourly Total	0	6	0	6	0	3	0	0	0	3	0	69	0	13	0	82	0	0	25	2	0	27	0	118
8:00PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	217	0	217	0	78	35	0	1	114	0	1170	0	367	3	1540	0	1	423	101	0	525	0	2396

Leg Direction	I-376 Ramp Eastbound					Beaver Valley Road Westbound					I-76 Turnpike Ramp Northbound					Shenago Road Ramp Southbound								
Time	L	T	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Ent
% Approach	0%	100%	0%	-	-	68.4%	30.7%	0%	0.9%	-	-	76.0%	0%	23.8%	0.2%	-	-	0.2%	80.6%	19.2%	0%	-	-	-
% Total	0%	9.1%	0%	9.1%	-	3.3%	1.5%	0%	0%	4.8%	-	48.8%	0%	15.3%	0.1%	64.3%	-	0%	17.7%	4.2%	0%	21.9%	-	-
Lights and Motorcycles	0	172	0	172	-	63	34	0	1	98	-	1078	0	313	3	1394	-	0	378	91	0	469	-	2133
% Lights and Motorcycles	0%	79.3%	0%	79.3%	-	80.8%	97.1%	0%	100%	86.0%	-	92.1%	0%	85.3%	100%	90.5%	-	0%	89.4%	90.1%	0%	89.3%	-	89.0%
Heavy	0	45	0	45	-	15	1	0	0	18	-	92	0	54	0	146	-	1	45	10	0	56	-	263
% Heavy	0%	20.7%	0%	20.7%	-	19.2%	2.9%	0%	0%	14.0%	-	7.9%	0%	14.7%	0%	9.5%	-	100%	10.6%	9.9%	0%	10.7%	-	11.0%
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Bicycles on Road	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk L: Left, R: Right, T: Thru, U: U-Turn

AM PM SAT I-376 Ramp & Beaver Valley Rd - TMC

Thu Sep 6, 2018

Full Length (7AM-9AM, 3PM-6PM, 3PM-8PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560758, Location: 40.838172, -80.366145



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 Pottstown, PA, 19464; US

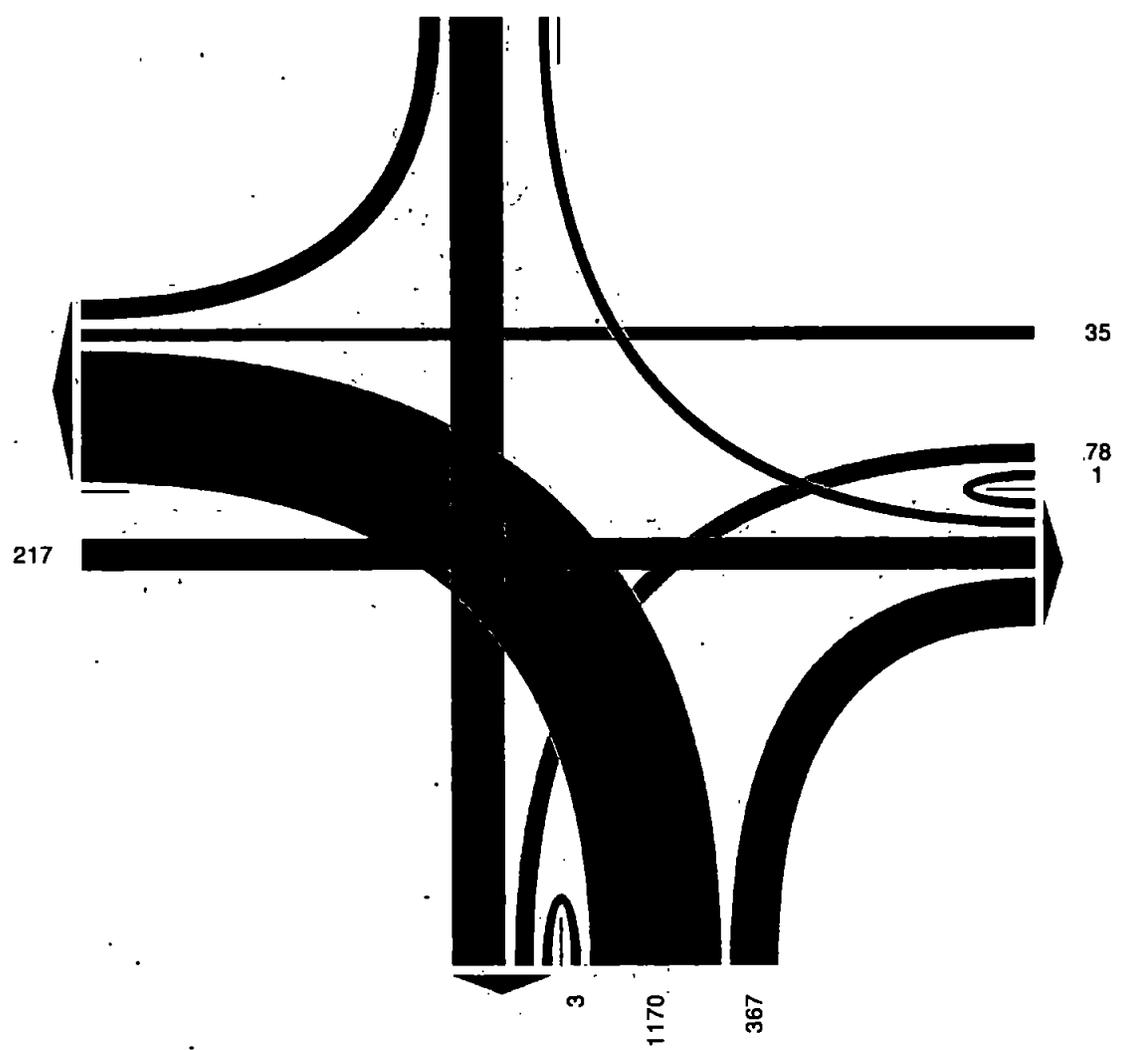
[N] Shenago Road Ramp

Total: 525

In: 525 Out: 0

101 423 1

[W] I-376 Ramp
 Total: 1523
 In: 217 Out: 1306



[E] Beaver Valley Road
 Out: 586 In: 114
 Total: 700

Out: 504 In: 1540
 Total: 2044

[S] I-76 Turnpike Ramp

AM PM SAT I-376 Ramp & Beaver Valley Rd - TMC

Thu Sep 6, 2018

PM Peak (Sep 06 2018 4:15PM - 5:15PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560758, Location: 40.838172, -80.366145



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 Pottstown, PA, 19464, US

Leg Direction	I-376 Ramp Eastbound				Beaver Valley Road Westbound					I-76 Turnpike Ramp Northbound					Shenago Road Ramp Southbound					Int				
	L	T	U	App Ped*	L	T	R	U	App Ped*	L	T	R	U	App Ped*	L	T	R	U	App Ped*					
2018-09-06																								
4:15PM	0	8	0	8	0	2	1	0	0	3	0	49	0	16	0	65	0	1	8	5	0	14	0	90
4:30PM	0	8	0	8	0	2	2	0	0	4	0	42	0	11	0	53	0	0	10	2	0	12	0	77
4:45PM	0	10	0	10	0	2	0	0	0	2	0	50	0	17	0	67	0	0	15	3	0	18	0	97
5:00PM	0	7	0	7	0	4	1	0	0	5	0	40	0	21	0	61	0	0	32	19	0	51	0	124
Total	0	33	0	33	0	10	4	0	0	14	0	181	0	65	0	246	0	1	65	29	0	95	0	388
% Approach	0%	100%	0%	-	-	71.4%	28.6%	0%	0%	-	-	73.6%	0%	26.4%	0%	-	-	1.1%	68.4%	30.5%	0%	-	-	-
% Total	0%	8.5%	0%	8.5%	-	2.6%	1.0%	0%	0%	3.6%	-	46.6%	0%	16.8%	0%	63.4%	-	0.3%	16.8%	7.5%	0%	24.5%	-	-
PHF	- 0.825	-	- 0.825	-	-	0.625	0.500	-	-	0.700	-	0.905	-	0.774	-	0.918	-	0.250	0.508	0.382	-	0.466	-	0.782
Lights and Motorcycles	0	29	0	29	-	5	4	0	0	9	-	166	0	57	0	223	-	0	60	28	0	88	-	349
% Lights and Motorcycles	0%	87.9%	0%	87.9%	-	50%	100%	0%	0%	64.3%	-	91.7%	0%	87.7%	0%	90.7%	-	0%	92.3%	96.6%	0%	92.6%	-	89.9%
Heavy	0	4	0	4	-	5	0	0	0	5	-	15	0	8	0	23	-	1	5	1	0	7	-	39
% Heavy	0%	12.1%	0%	12.1%	-	50%	0%	0%	0%	35.7%	-	8.3%	0%	12.3%	0%	9.3%	-	100%	7.7%	3.4%	0%	7.4%	-	10.1%
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Bicycles on Road	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk L: Left, R: Right, T: Thru, U: U-Turn

AM PM SAT I-376 Ramp & Beaver Valley Rd - TMC

Thu Sep 6, 2018

PM Peak (Sep 06 2018 4:15PM - 5:15PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560758, Location: 40.838172, -80.366145



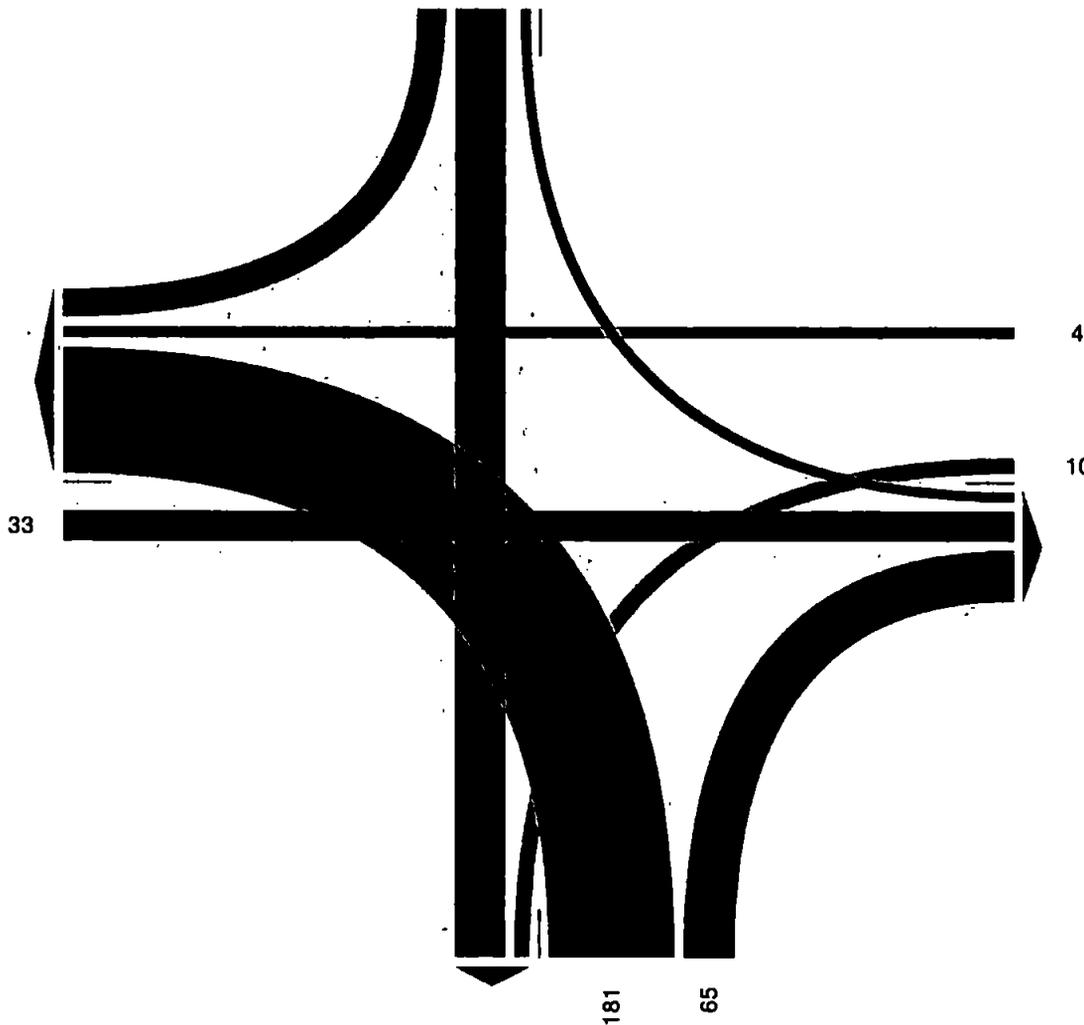
TRAFFIC PLANNING AND DESIGN, INC.
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2500 East High Street, Suite 650,
Pottstown, PA, 19464, US

[N] Shenago Road Ramp

Total: 95
In: 95 Out: 0

29 65 1

[W] I-376 Ramp
Total: 247
In: 33 Out: 214



[E] Beaver Valley Road
Out: 99 In: 14
Total: 113

Out: 75 In: 246
Total: 321
[S] I-76 Turnpike Ramp

AM PM SAT I-376 Ramp & Beaver Valley Rd - TMC

Sat Sep 8, 2018

PM Peak (WKND) (Sep 08 2018 3PM - 4PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560758, Location: 40.838172, -80.366145



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 Pottstown, PA, 19464, US

Leg Direction	I-376 Ramp Eastbound					Beaver Valley Road Westbound					I-76 Turnpike Ramp Northbound					Shenago Road Ramp Southbound					Int			
	L	T	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R		U	App	Ped*
2018-09-08 3:00PM	0	4	0	4	0	1	1	0	0	2	0	24	0	23	0	47	0	0	10	2	0	12	0	65
3:15PM	0	4	0	4	0	2	1	0	0	3	0	35	0	16	0	51	0	0	7	1	0	8	0	66
3:30PM	0	6	0	6	0	3	0	0	0	3	0	22	0	12	0	34	0	0	8	1	0	9	0	52
3:45PM	0	5	0	5	0	0	0	0	0	0	0	25	0	7	0	32	0	0	11	5	0	16	0	53
Total	0	19	0	19	0	6	2	0	0	8	0	106	0	58	0	164	0	0	36	9	0	45	0	236
% Approach	0%	100%	0%	-	-	75.0%	25.0%	0%	0%	-	-	64.6%	0%	35.4%	0%	-	-	0%	80.0%	20.0%	0%	-	-	-
% Total	0%	8.1%	0%	8.1%	-	2.5%	0.8%	0%	0%	3.4%	-	44.9%	0%	24.6%	0%	69.5%	-	0%	15.3%	3.8%	0%	19.1%	-	-
PHF	-	0.792	-	0.792	-	0.500	0.500	-	-	0.667	-	0.757	-	0.630	-	0.804	-	-	0.818	0.450	-	0.703	-	0.894
Lights and Motorcycles	0	18	0	18	-	6	2	0	0	8	-	103	0	54	0	157	-	0	36	9	0	45	-	228
% Lights and Motorcycles	0%	94.7%	0%	94.7%	-	100%	100%	0%	0%	100%	-	97.2%	0%	93.1%	0%	95.7%	-	0%	100%	100%	0%	100%	-	96.6%
Heavy	0	1	0	1	-	0	0	0	0	0	-	3	0	4	0	7	-	0	0	0	0	0	-	8
% Heavy	0%	5.3%	0%	5.3%	-	0%	0%	0%	0%	0%	-	2.8%	0%	6.9%	0%	4.3%	-	0%	0%	0%	0%	0%	-	3.4%
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Bicycles on Road	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk L: Left, R: Right, T: Thru, U: U-Turn

AM PM SAT I-376 Ramp & Beaver Valley Rd - TMC

Sat Sep 8, 2018

PM Peak (WKND) (Sep 08 2018 3PM - 4PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560758, Location: 40.838172, -80.366145



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2500 East High Street, Suite 650,
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[N] Shenago Road Ramp

Total: 45

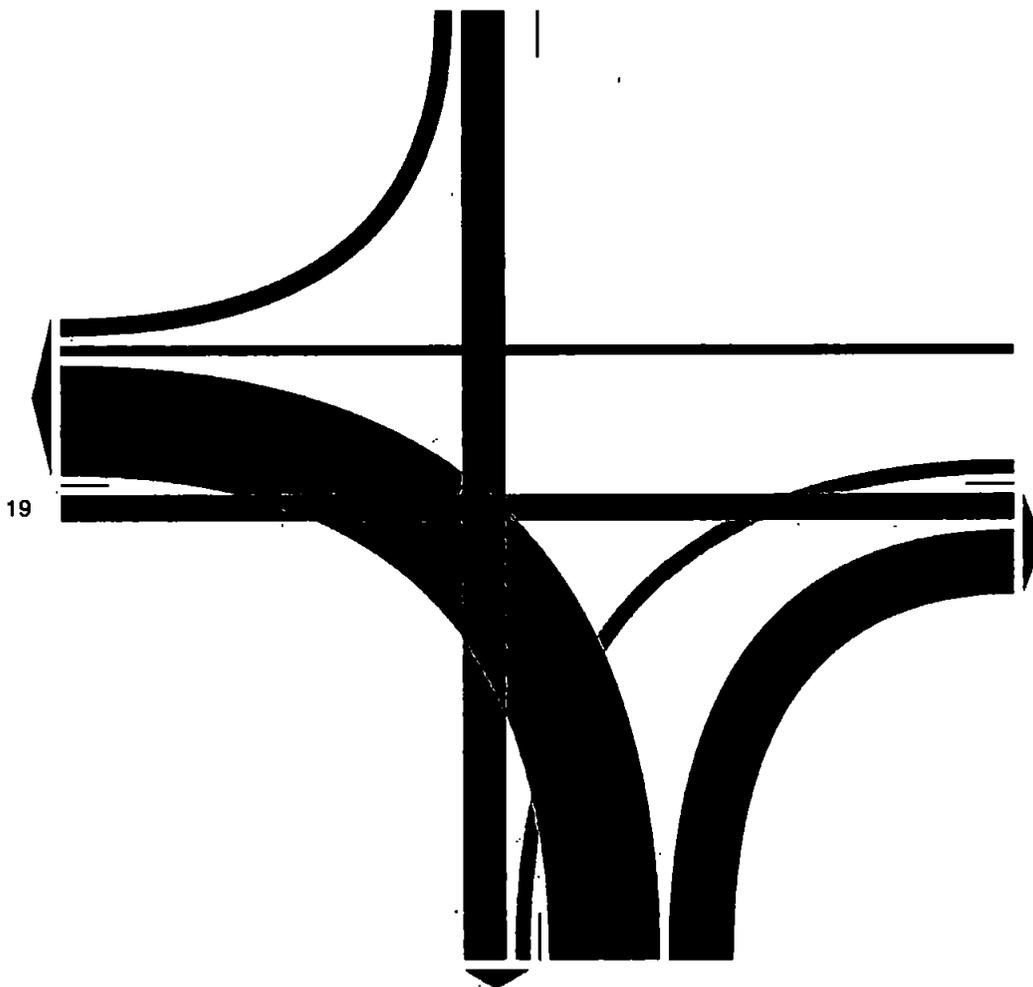
In: 45 Out: 0

9 36

[W] I-376 Ramp

Total: 136

In: 19 Out: 117



Out: 77 In: 8

Total: 85

[E] Beaver Valley Road

Out: 42

In: 164

Total: 206

[S] I-76 Turnpike Ramp

**Fairlane Boulevard (S.R. 0351) &
Shenango Road**

AM PM SAT Shenago Rd & Fairlane Blvd - TMC

Thu Sep 6, 2018

Full Length (7AM-9AM, 3PM-6PM, 3PM-8PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560748, Location: 40.842726, -80.364627



Provided by: Traffic Planning and Design, Inc
2500 East High Street, Suite 650, Pottstown, PA, 19464, US

Leg Direction	Fairlane Boulevard Eastbound					Fairlane Boulevard Westbound					Shenago Road Northbound					Shenago Road Southbound					Int				
	L	T	R	U	App Ped*	L	T	R	U	App Ped*	L	T	R	U	App Ped*	L	T	R	U	App Ped*					
2018-09-06																									
7:00AM	1	12	13	0	26	0	7	11	0	0	18	0	0	0	2	0	2	0	1	6	0	0	7	0	53
7:15AM	1	7	12	0	20	0	13	6	1	0	20	0	2	8	2	0	12	0	3	8	0	0	11	0	63
7:30AM	0	17	9	0	26	0	11	3	0	0	14	0	0	2	7	0	.9	0	2	13	0	0	15	0	64
7:45AM	1	15	12	0	28	0	10	4	0	0	14	0	3	4	4	0	11	0	0	6	2	0	8	0	61
Hourly Total	3	51	46	0	100	0	41	24	1	0	66	0	5	14	15	0	34	0	6	33	2	0	41	0	241
8:00AM	0	11	5	0	16	0	8	3	2	0	13	0	3	1	5	0	9	0	1	8	1	0	10	0	48
8:15AM	0	5	7	0	12	0	10	2	0	0	12	0	3	1	5	0	9	0	1	6	0	0	7	0	40
8:30AM	0	6	6	0	12	0	7	9	0	0	16	0	7	3	3	0	13	0	0	2	0	0	2	0	43
8:45AM	0	9	10	0	19	0	12	6	0	0	18	0	5	3	8	0	16	0	1	8	2	0	11	0	64
Hourly Total	0	31	28	0	59	0	37	20	2	0	59	0	18	8	21	0	47	0	3	24	3	0	30	0	195
9:00AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00PM	1	5	3	0	9	0	14	21	0	0	35	0	4	9	8	0	21	0	0	6	0	0	6	0	71
3:15PM	0	3	5	0	8	0	13	13	2	1	29	0	2	5	10	0	17	0	0	5	0	0	5	0	59
3:30PM	1	.3	1	0	5	0	7	14	2	1	24	0	10	12	14	0	36	0	0	7	0	0	7	0	72
3:45PM	0	13	3	0	16	0	11	14	1	0	26	0	9	10	13	0	32	0	0	4	2	0	6	0	80
Hourly Total	2	24	12	0	38	0	45	62	5	2	114	0	25	36	45	0	106	0	0	22	2	0	24	0	282
4:00PM	0	4	4	0	8	0	4	14	1	0	19	0	6	11	10	0	27	0	0	4	2	0	6	0	60
4:15PM	0	10	2	0	12	0	10	11	1	0	22	0	15	6	15	0	36	0	0	1	0	0	1	0	71
4:30PM	1	8	0	0	9	0	10	11	2	0	23	0	19	7	11	0	37	0	0	6	2	0	8	0	77
4:45PM	0	9	4	0	13	0	14	10	0	0	24	0	10	7	11	0	28	0	0	2	0	0	2	0	67
Hourly Total	1	31	10	0	42	0	38	46	4	0	88	0	50	31	47	0	128	0	0	13	4	0	17	0	275
5:00PM	1	8	6	0	15	0	15	15	0	0	30	0	13	12	15	0	40	0	0	5	2	0	7	0	92
5:15PM	2	6	5	0	13	0	11	17	1	0	29	0	8	9	11	0	28	0	1	9	0	0	10	0	80
5:30PM	0	8	2	0	10	0	10	12	0	0	22	0	6	12	8	0	26	0	0	8	1	0	9	0	67
5:45PM	0	8	1	0	9	0	10	9	1	0	20	0	6	8	9	0	23	0	0	6	1	0	7	0	59
Hourly Total	3	30	14	0	47	0	46	53	2	0	101	0	33	41	43	0	117	0	1	28	4	0	33	0	298
6:00PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2018-09-08																									
3:00PM	0	3	2	0	5	0	11	13	0	0	24	0	21	3	2	0	26	0	0	5	0	0	5	0	60
3:15PM	0	6	1	0	7	0	6	10	2	0	18	0	11	5	7	0	23	0	1	5	0	0	6	0	54
3:30PM	1	3	2	0	6	0	5	7	1	0	13	0	9	2	2	0	13	0	0	6	0	0	6	0	38
3:45PM	0	3	1	0	4	0	11	9	0	0	20	0	3	6	13	0	22	0	2	7	0	0	9	0	55
Hourly Total	1	15	6	0	22	0	33	39	3	0	75	0	44	16	24	0	84	0	3	23	0	0	26	0	207
4:00PM	1	8	4	0	13	0	7	8	2	0	17	0	2	4	4	0	10	0	2	2	0	0	4	0	44
4:15PM	0	7	5	0	12	0	8	7	1	0	16	0	2	5	3	0	10	0	1	4	0	0	5	0	43
4:30PM	1	10	2	0	13	0	7	6	0	0	13	0	5	13	3	0	21	0	1	2	1	0	4	0	51
4:45PM	0	9	0	0	9	0	6	0	2	0	8	0	2	6	4	0	12	0	1	4	0	0	5	0	34
Hourly Total	2	34	11	0	47	0	28	21	5	0	54	0	11	28	14	0	53	0	5	12	1	0	18	0	172
5:00PM	0	5	4	0	9	0	5	6	1	0	12	0	2	3	5	0	10	0	0	3	1	0	4	0	35
5:15PM	0	3	1	0	4	0	7	6	0	0	13	0	6	4	7	0	17	0	0	1	0	0	1	0	35
5:30PM	1	6	4	0	11	0	6	4	0	0	10	0	2	2	6	0	10	0	0	1	1	0	2	0	33
5:45PM	1	9	1	0	11	0	7	8	0	0	15	0	2	0	4	0	6	0	0	4	1	0	5	0	37
Hourly Total	2	23	10	0	35	0	25	24	1	0	50	0	12	9	22	0	43	0	0	9	3	0	12	0	140
6:00PM	0	5	0	0	5	0	10	10	1	0	21	0	3	1	3	0	7	0	0	1	0	0	1	0	34
6:15PM	0	3	2	0	5	0	8	5	3	0	16	0	2	3	5	0	10	0	1	3	0	0	4	0	35
6:30PM	0	7	4	0	11	0	5	7	0	0	12	0	3	7	7	0	17	0	0	5	0	0	5	0	45
6:45PM	0	9	4	0	13	0	1	6	1	0	8	0	4	3	3	0	10	0	1	2	2	0	5	0	36
Hourly Total	0	24	10	0	34	0	24	28	5	0	57	0	12	14	18	0	44	0	2	11	2	0	15	0	150
7:00PM	0	3	6	0	9	0	4	11	1	0	16	0	0	4	3	0	7	0	0	1	0	0	1	0	33
7:15PM	1	9	3	0	13	0	5	4	0	0	9	0	1	4	7	0	12	0	0	3	0	0	3	0	37
7:30PM	0	5	1	0	6	0	7	10	1	0	18	0	1	5	1	0	7	0	0	0	0	0	0	0	31
7:45PM	0	5	3	0	8	0	4	5	0	0	9	0	0	3	6	0	9	0	0	0	0	0	0	0	26
Hourly Total	1	22	13	0	36	0	20	30	2	0	52	0	2	16	17	0	35	0	0	4	0	0	4	0	127
Total	15	285	160	0	460	0	337	347	30	2	716	0	212	213	266	0	691	0	20	179	21	0	220	0	2087
% Approach	3.3%	62.0%	34.8%	0%	-	-	47.1%	48.5%	4.2%	0.3%	-	-	30.7%	30.8%	38.5%	0%	-	-	9.1%	81.4%	9.5%	0%	-	-	-
% Total	0.7%	13.7%	7.7%	0%	22.0%	-	16.1%	16.6%	1.4%	0.1%	34.3%	-	10.2%	10.2%	12.7%	0%	33.1%	-	1.0%	8.6%	1.0%	0%	10.5%	-	-
Lights and Motorcycles	14	275	122	0	411	-	310	337	27	2	676	-	187	212	243	0	642	-	18	179	19	0	216	-	1945
% Lights and Motorcycles	93.3%	96.5%	76.3%	0%	89.3%	-	92.0%	97.1%	90.0%	100%	94.4%	-	88.2%	99.5%	91.4%	0%	92.9%	-	90.0%	100%	90.5%	0%	98.2%	-	93.2%
Heavy	1	10	38	0	49	-	27	10	3	0	40	-	25	1	23	0	49	-	2	0	2	0	4	-	142
% Heavy	6.7%	3.5%	23.8%	0%	10.7%	-	8.0%	2.9%	10.0%	0%	5.6%	-	11.8%	0.5%	8.6%	0%	7.1%	-	10.0%	0%	9.5%	0%	1.8%	-	6.8%

Leg Direction	Fairlane Boulevard Eastbound					Fairlane Boulevard Westbound					Shenago Road Northbound					Shenago Road Southbound						
Time	L	T	R	U	App Ped*	L	T	R	U	App Ped*	L	T	R	U	App Ped*	L	T	R	U	App Ped*	Int	
Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Road	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right; T: Thru, U: U-Turn

AM PM SAT Shenago Rd & Fairlane Blvd - TMC

Thu Sep 6, 2018

Full Length (7AM-9AM, 3PM-6PM, 3PM-8PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560748, Location: 40.842726, -80.364627



TRAFFIC PLANNING AND DESIGN, INC.
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 Pottstown, PA, 19464, US

[N] Shenago Road

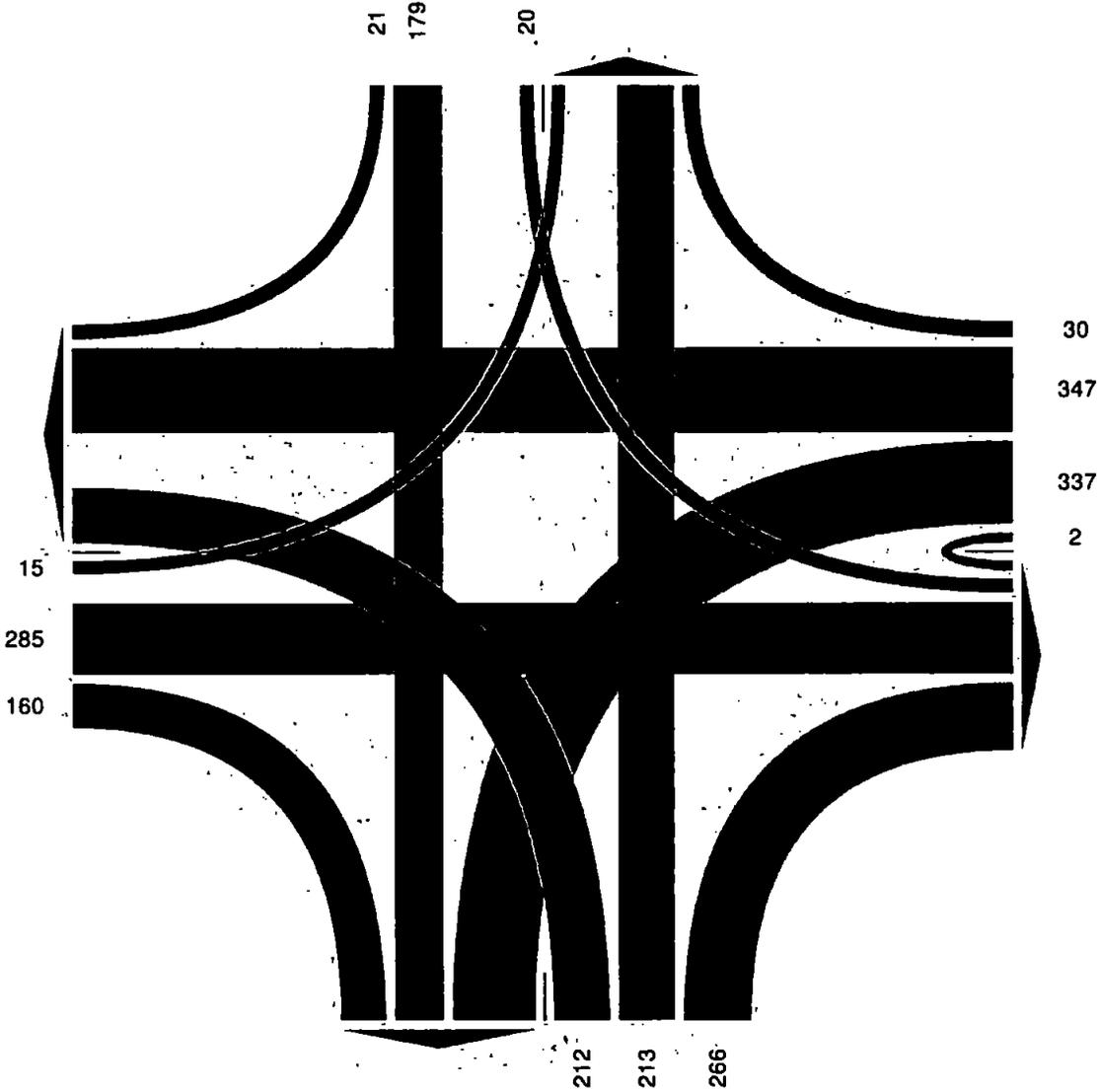
Total: 478

In: 220 Out: 258

[W] Fairlane Boulevard

Total: 1040

In: 460 Out: 580



Out: 573 In: 716

Total: 1289

[E] Fairlane Boulevard

Out: 676

In: 691

Total: 1367

[S] Shenago Road

AM PM SAT Shenago Rd & Fairlane Blvd - TMC

Thu Sep 6, 2018

PM Peak (Sep 06 2018 4:30PM - 5:30PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560748, Location: 40.842726, -80.364627



TRAFFIC PLANNING AND DESIGN, INC.

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Leg Direction	Fairlane Boulevard Eastbound					Fairlane Boulevard Westbound					Shenago Road Northbound					Shenago Road Southbound					Int				
	L	T	R	U	App Ped*	L	T	R	U	App Ped*	L	T	R	U	App Ped*	L	T	R	U	App Ped*					
2018-09-06																									
4:30PM	1	8	0	0	9	10	11	2	0	23	19	7	11	0	37	0	6	2	0	8	0	0	0	0	0
4:45PM	0	9	4	0	13	14	10	0	0	24	10	7	11	0	28	0	2	0	0	2	0	0	0	0	0
5:00PM	1	8	6	0	15	15	15	0	0	30	13	12	15	0	40	0	5	2	0	7	0	0	0	0	0
5:15PM	2	6	5	0	13	11	17	1	0	29	8	9	11	0	28	1	9	0	0	10	0	0	0	0	0
Total	4	31	15	0	50	50	53	3	0	106	50	35	48	0	133	1	22	4	0	27	0	0	0	0	0
% Approach	8.0%	62.0%	30.0%	0%	0%	47.2%	50.0%	2.8%	0%	0%	37.6%	26.3%	36.1%	0%	0%	3.7%	81.5%	14.8%	0%	0%	0%	0%	0%	0%	0%
% Total	1.3%	9.8%	4.7%	0%	15.8%	15.8%	16.8%	0.9%	0%	33.5%	15.8%	11.1%	15.2%	0%	42.1%	0.3%	7.0%	1.3%	0%	8.5%	0%	0%	0%	0%	0%
PHF	0.500	0.861	0.625	0	0.833	0.833	0.779	0.375	0	0.883	0.658	0.729	0.800	0	0.831	0.250	0.611	0.500	0	0.675	0	0	0	0	0.859
Lights and Motorcycles	4	31	14	0	49	47	51	3	0	101	47	35	44	0	126	1	22	4	0	27	0	0	0	0	303
% Lights and Motorcycles	100%	100%	93.3%	0%	98.0%	94.0%	96.2%	100%	0%	95.3%	94.0%	100%	91.7%	0%	94.7%	100%	100%	100%	0%	100%	0%	0%	0%	0%	95.9%
Heavy	0	0	1	0	1	3	2	0	0	5	3	0	4	0	7	0	0	0	0	0	0	0	0	0	13
% Heavy	0%	0%	6.7%	0%	2.0%	6.0%	3.8%	0%	0%	4.7%	6.0%	0%	8.3%	0%	5.3%	0%	0%	0%	0%	0%	0%	0%	0%	0%	4.1%
Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Road	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk L: Left, R: Right, T: Thru, U U-Turn

AM PM SAT Shenago Rd & Fairlane Blvd - TMC

Thu Sep 6, 2018

PM Peak (Sep 06 2018 4:30PM - 5:30PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

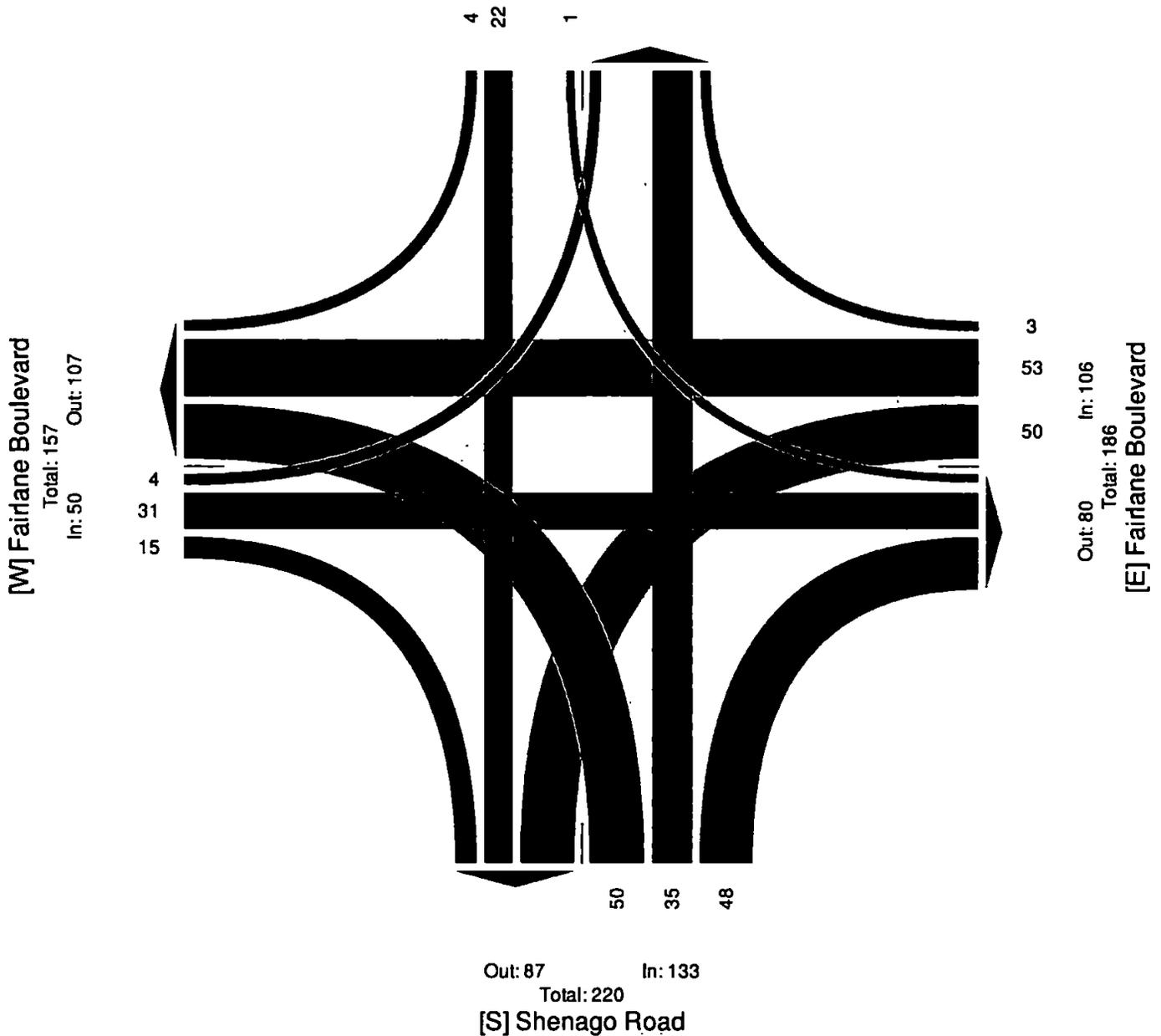
ID:560748, Location: 40.842726, -80.364627



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[N] Shenago Road

Total: 69
 In: 27 Out: 42



AM PM SAT Shenago Rd & Fairlane Blvd - TMC

Sat Sep 8, 2018

PM Peak (WKND) (Sep 08 2018 3PM - 4PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560748, Location: 40.842726, -80.364627



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Leg Direction	Fairlane Boulevard Eastbound					Fairlane Boulevard Westbound					Shenago Road Northbound					Shenago Road Southbound					Int				
	L	T	R	U	App Ped*	L	T	R	U	App Ped*	L	T	R	U	App Ped*	L	T	R	U	App Ped*					
2018-09-08 3:00PM	0	3	2	0	5	0	11	13	0	0	24	0	21	3	2	0	26	0	0	5	0	0	5	0	60
3:15PM	0	6	1	0	7	0	6	10	2	0	18	0	11	5	7	0	23	0	1	5	0	0	6	0	54
3:30PM	1	3	2	0	6	0	5	7	1	0	13	0	9	2	2	0	13	0	0	6	0	0	6	0	38
3:45PM	0	3	1	0	4	0	11	9	0	0	20	0	3	6	13	0	22	0	2	7	0	0	9	0	55
Total	1	15	6	0	22	0	33	39	3	0	75	0	44	16	24	0	84	0	3	23	0	0	26	0	207
% Approach	4.5%	68.2%	27.3%	0%	-	-	44.0%	52.0%	4.0%	0%	-	-	52.4%	19.0%	28.6%	0%	-	-	11.5%	88.5%	0%	0%	-	-	-
% Total	0.5%	7.2%	2.9%	0%	10.6%	-	15.9%	18.8%	1.4%	0%	36.2%	-	21.3%	7.7%	11.6%	0%	40.6%	-	1.4%	11.1%	0%	0%	12.6%	-	-
PHF	0.250	0.625	0.750	-	0.786	-	0.750	0.750	0.375	-	0.781	-	0.524	0.667	0.462	-	0.808	-	0.375	0.821	-	-	0.722	-	0.863
Lights and Motorcycles	1	15	6	0	22	-	33	39	3	0	75	-	44	16	23	0	83	-	3	23	0	0	26	-	206
% Lights and Motorcycles	100%	100%	100%	0%	100%	-	100%	100%	100%	0%	100%	-	100%	100%	95.8%	0%	98.8%	-	100%	100%	0%	0%	100%	-	99.5%
Heavy	0	0	0	0	0	-	0	0	0	0	0	-	0	0	1	0	1	-	0	0	0	0	0	-	1
% Heavy	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	4.2%	0%	1.2%	-	0%	0%	0%	0%	0%	-	0.5%
Bicycles on Road	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Bicycles on Road	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	-	-	0
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk L: Left, R: Right, T: Thru, U: U-Turn

AM PM SAT Shenago Rd & Fairlane Blvd - TMC

Sat Sep 8, 2018

PM Peak (WKND) (Sep 08 2018 3PM - 4PM)

All Classes (Lights and Motorcycles, Heavy, Pedestrians, Bicycles on Road)

All Movements

ID: 560748; Location: 40.842726, -80.364627



TRAFFIC PLANNING AND DESIGN, INC
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2500 East High Street, Suite. 650,
Pottstown, PA, 19464, US

[N] Shenago Road

Total: 46

In: 26 Out: 20

23

3

[W] Fairlane Boulevard

Total: 105

In: 22 Out: 83

1

15

6

3

39

33

Out: 42 In: 75

Total: 117

[E] Fairlane Boulevard

44

16

24

Out: 62

In: 84

Total: 146

[S] Shenago Road

APPENDIX B:

Mount Airy (Mt. Pocono) Casino Count Data & Proposed Casino Trip Generation Summary

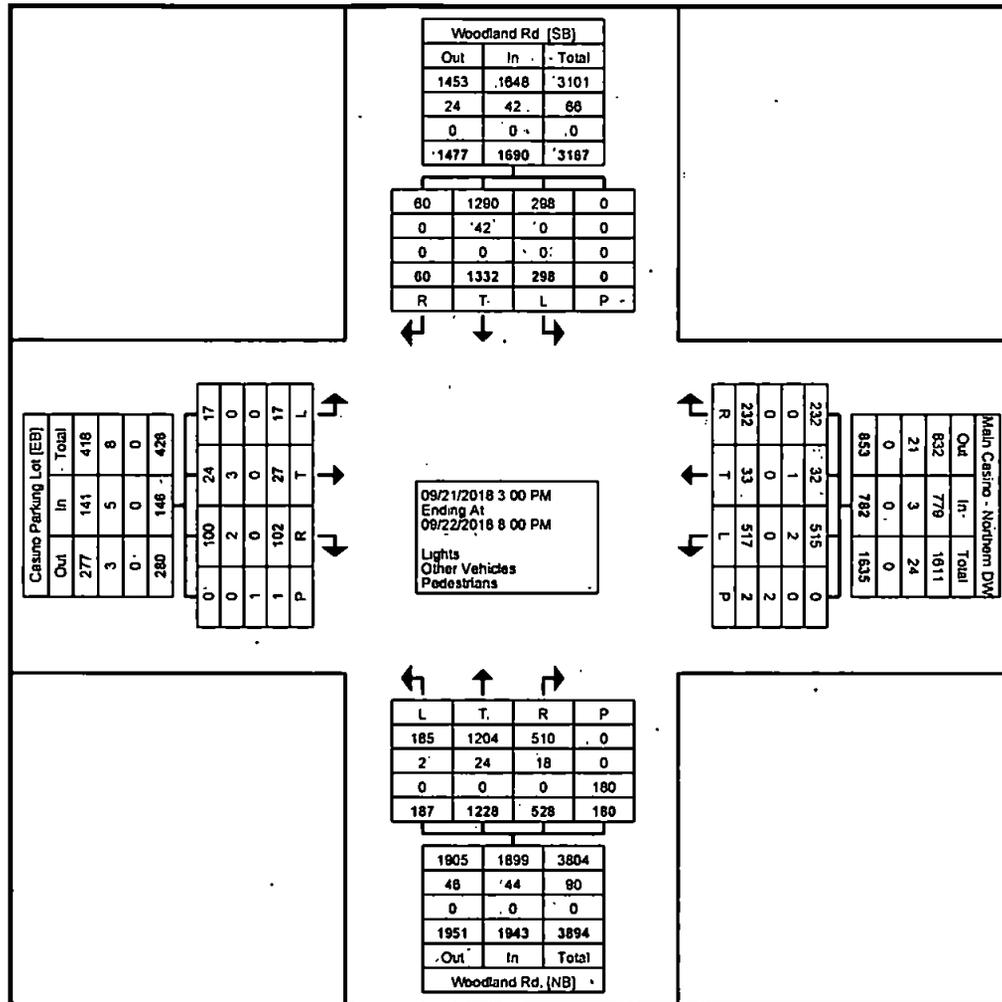
Counter MIO
Set up By JH

Traffic Planning and Design, Inc
2500 East High Street
Suite 650
Pottstown, Pennsylvania, United States 19464
610 326 3100

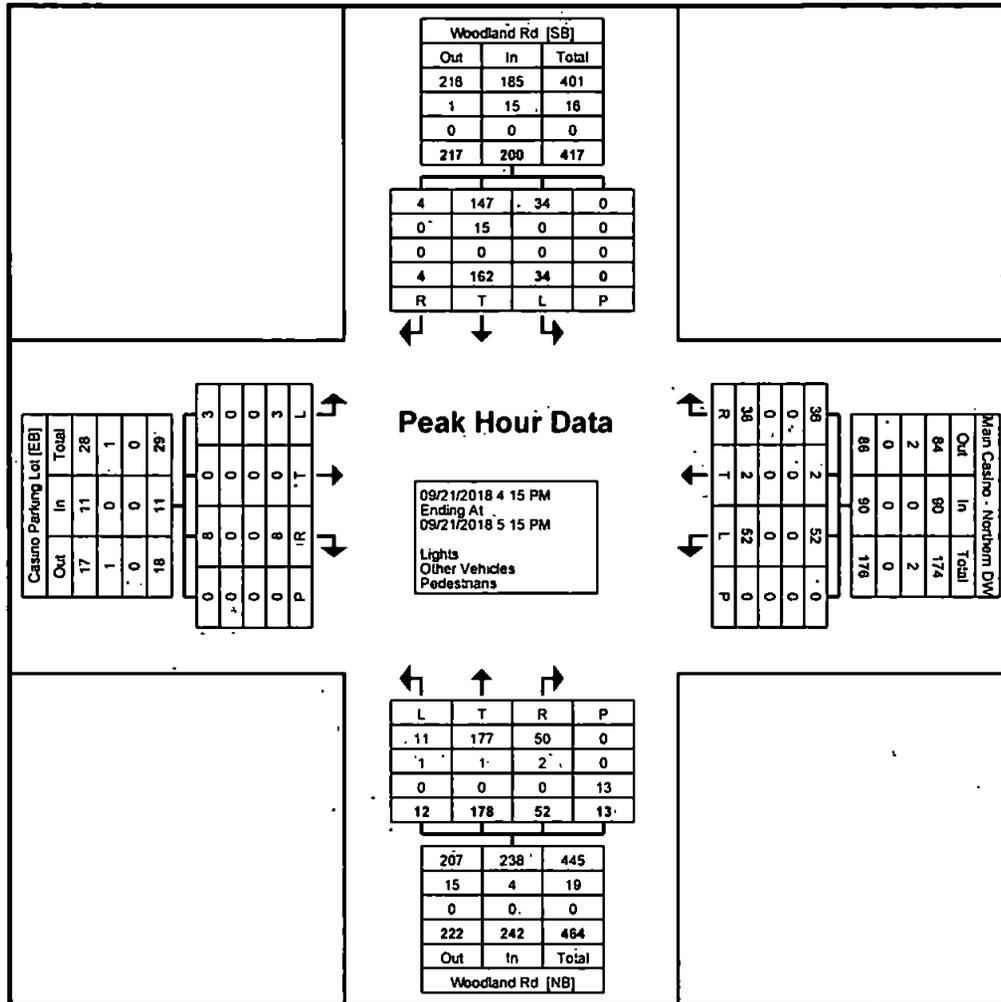
Count Name Woodland Rd &
Main Casino -Northern DW
Site Code Fri & Sat night
Start Date 09/21/2018
Page No 1

Turning Movement Data

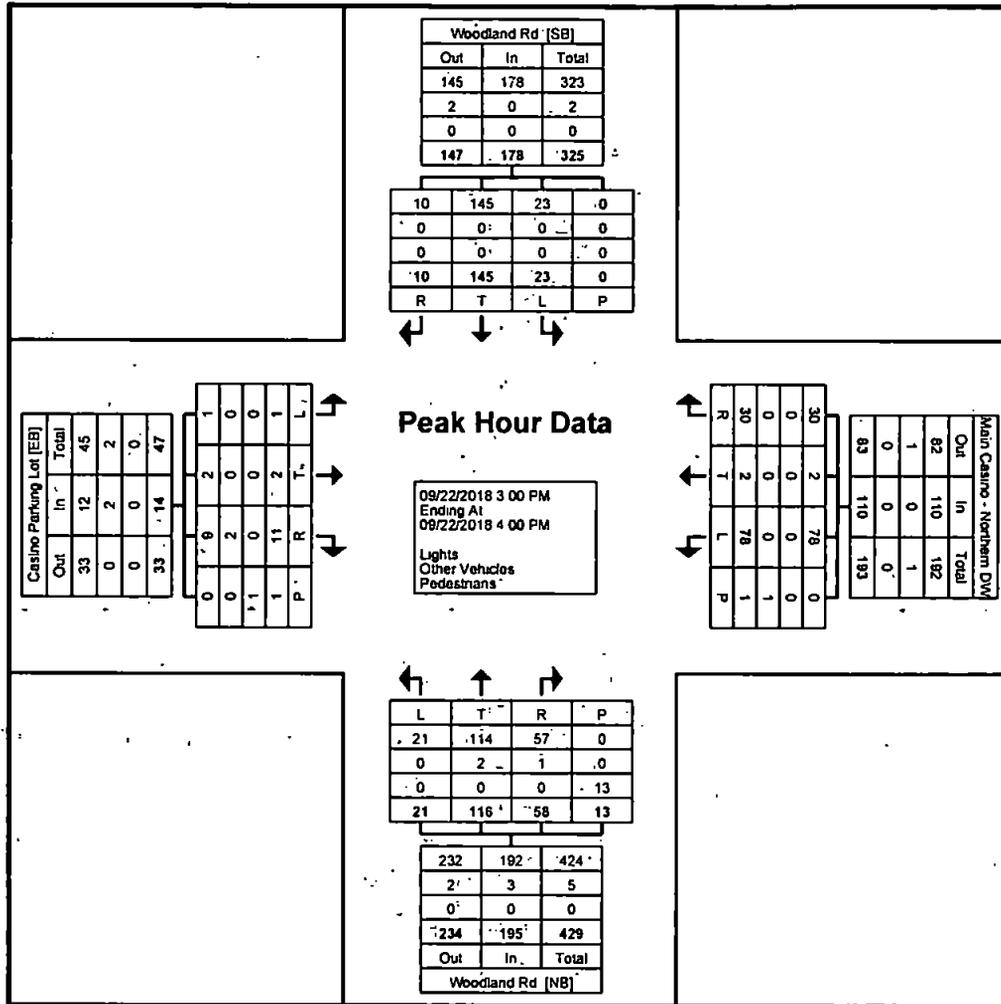
Start Time	Casino Parking Lot Eastbound					Main Casino - Northern DW Westbound					Woodland Rd Northbound					Woodland Rd Southbound					Int Total
	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	
3 00 PM	1	0	3	0	4	8	0	10	0	18	2	33	10	1	45	3	41	1	0	45	112
3 15 PM	0	2	1	0	3	14	1	7	0	22	0	27	11	5	38	3	27	0	0	30	93
3 30 PM	0	0	1	0	1	8	1	5	0	14	2	25	9	2	36	7	38	0	0	45	98
3 45 PM	0	0	3	0	3	11	0	3	0	14	4	44	12	5	60	12	31	1	0	44	121
Hourly Total	1	2	8	0	11	41	2	25	0	68	8	129	42	13	179	25	137	2	0	164	422
4 00 PM	1	1	2	0	4	10	1	4	0	15	5	44	16	4	65	3	30	0	0	33	117
4 15 PM	0	0	6	0	6	14	0	10	0	24	6	52	14	5	72	11	39	3	0	53	155
4 30 PM	0	0	1	0	1	18	0	11	0	29	1	46	14	2	61	7	39	1	0	47	138
4 45 PM	3	0	0	0	3	8	1	6	0	15	4	39	8	3	51	6	42	0	0	48	117
Hourly Total	4	1	9	0	14	50	2	31	0	83	16	181	52	14	249	27	150	4	0	181	527
5 00 PM	0	0	1	0	1	12	1	9	0	22	1	41	18	3	58	10	42	0	0	52	133
5 15 PM	1	0	3	0	4	6	1	7	0	14	1	38	13	0	50	5	43	0	0	48	116
5 30 PM	0	0	1	0	1	8	0	2	0	10	1	32	13	1	46	9	27	0	0	36	93
5 45 PM	1	0	0	0	1	7	1	8	0	16	1	48	15	1	64	10	32	0	0	42	123
Hourly Total	2	0	5	0	7	33	3	26	0	62	4	157	57	5	218	34	144	0	0	178	465
6 00 PM	0	0	0	0	0	18	1	3	0	22	1	36	11	1	48	11	39	0	0	50	120
6 15 PM	0	1	1	0	2	4	1	5	0	10	3	44	21	4	68	5	35	2	0	42	122
6 30 PM	0	0	0	0	0	13	1	3	1	17	2	30	11	2	43	6	35	0	0	41	101
6 45 PM	0	1	2	0	3	7	0	3	0	10	6	30	8	2	44	6	38	2	0	46	103
Hourly Total	0	2	3	0	5	42	3	14	1	59	12	140	51	9	203	28	147	4	0	179	446
7 00 PM	1	1	5	0	7	11	2	5	0	18	4	38	9	3	49	5	40	2	0	47	121
7 15 PM	0	1	1	0	2	6	2	7	0	15	12	27	17	2	56	7	27	3	0	37	110
7 30 PM	0	2	0	0	2	10	1	5	0	16	19	32	11	21	62	6	30	6	0	42	122
7 45 PM	2	2	15	0	19	10	2	8	0	20	14	22	11	23	47	6	20	3	0	29	115
Hourly Total	3	6	21	0	30	37	7	25	0	69	49	117	48	49	214	24	117	14	0	155	468
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3 00 PM	0	0	4	0	4	18	2	6	0	26	3	32	8	2	44	10	41	2	0	53	127
3 15 PM	0	0	3	0	3	15	0	11	0	26	7	33	13	1	53	5	33	2	0	40	122
3 30 PM	0	1	1	0	2	25	0	7	1	32	6	24	16	4	46	4	36	4	0	44	124
3 45 PM	1	1	3	1	5	20	0	6	0	26	5	27	20	6	52	4	35	2	0	41	124
Hourly Total	1	2	11	1	14	78	2	30	1	110	21	116	58	13	195	23	145	10	0	178	497
4 00 PM	0	0	3	0	3	21	0	4	0	25	1	21	13	4	35	8	21	1	0	30	93
4 15 PM	1	0	4	0	5	18	2	5	0	25	2	28	14	3	44	3	22	0	0	25	99
4 30 PM	1	1	1	0	3	12	1	2	0	15	0	15	8	1	23	11	40	2	0	53	94
4 45 PM	0	1	1	0	2	14	1	7	0	22	2	23	10	2	35	11	40	1	0	52	111
Hourly Total	2	2	9	0	13	65	4	18	0	87	5	87	45	10	137	33	123	4	0	160	397
5 00 PM	1	2	2	0	5	21	0	13	0	34	1	30	15	0	46	9	44	0	0	53	138
5 15 PM	0	1	1	0	2	14	0	5	0	19	1	23	15	1	39	7	33	1	0	41	101
5 30 PM	0	0	1	0	1	15	0	3	0	18	1	22	12	3	35	9	24	3	0	36	90
5 45 PM	1	0	1	0	2	17	1	6	0	24	5	34	19	5	58	13	31	0	0	44	128
Hourly Total	2	3	5	0	10	67	1	27	0	95	8	109	61	9	178	38	132	4	0	174	457
6 00 PM	0	0	1	0	1	17	1	4	0	22	5	25	14	4	44	5	35	0	0	40	107
6 15 PM	0	1	4	0	5	10	0	7	0	17	3	18	12	5	33	8	30	2	0	40	95
6 30 PM	0	1	1	0	2	15	1	5	0	21	1	30	15	1	46	4	30	0	0	34	103
6 45 PM	0	2	2	0	4	12	3	4	0	19	6	17	16	8	39	12	29	0	0	41	103
Hourly Total	0	4	8	0	12	54	5	20	0	79	15	90	57	18	162	29	124	2	0	155	408
7 00 PM	0	1	5	0	6	12	1	4	0	17	5	27	10	1	42	7	22	1	0	30	95
7 15 PM	1	0	2	0	3	10	2	3	0	15	6	28	13	3	47	9	29	6	0	44	109
7 30 PM	0	0	3	0	3	10	0	3	0	13	19	24	17	17	60	7	32	6	0	45	121
7 45 PM	1	4	13	0	18	18	1	6	0	25	17	25	17	19	59	14	30	3	0	47	149
Hourly Total	2	5	23	0	30	50	4	16	0	70	49	102	57	40	208	37	113	16	0	166	474
Grand Total	17	27	102	1	148	517	33	232	2	782	187	1228	528	180	1943	208	1332	60	0	1690	4581
Approach %	11.6	18.5	69.9	-	-	66.1	4.2	29.7	-	-	9.6	83.2	27.2	-	-	17.6	78.8	3.6	-	-	-
Total %	0.4	0.6	2.2	-	3.2	11.3	0.7	5.1	-	17.1	4.1	26.9	11.6	-	42.6	6.5	29.2	1.3	-	37.1	-
Lights	17	24	100	-	141	515	32	232	-	779	185	1204	510	-	1899	298	1290	60	-	1648	4487
% Lights	100.0	88.9	98.0	-	96.6	99.6	97.0	100.0	-	99.6	88.9	98.0	96.6	-	97.7	100.0	96.8	100.0	-	97.5	87.9
Other Vehicles	0	3	2	-	5	2	1	0	-	3	2	24	18	-	44	0	42	0	-	42	94
% Other Vehicles	0.0	11.1	2.0	-	3.4	0.4	3.0	0.0	-	0.4	1.1	2.0	3.4	-	2.3	0.0	3.2	0.0	-	2.5	2.1
Pedestrians	-	-	-	1	-	-	-	-	2	-	-	-	-	180	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	-	-	-



Turning Movement Data Plot



Turning Movement Peak Hour Data Plot (4:15 PM)



Turning Movement Peak Hour Data Plot (3:00 PM)



Traffic Planning and Design, Inc
 2500 East High Street
 Suite 650
 Pottstown, Pennsylvania, United States 19464
 610 326.3100

Count Name Woodland Road &
 Main Casino -Southern DW
 Site Code Dri & SAT night
 Start Date: 09/21/2018
 Page No. 1

Counter: MIO
 Set up By: JH

Turning Movement Data

Start Time	Casino (Valet Lot) DW Eastbound					Southern Casino DW Westbound					Woodland Rd Northbound					Woodland Rd Southbound					Int Total
	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	
3 00 PM	1	1	9	0	11	49	0	7	0	56	0	33	42	0	75	2	54	0	2	58	198
3 15 PM	2	0	16	0	18	43	0	0	0	43	0	36	37	0	73	2	37	0	23	39	173
3 30 PM	1	0	8	0	9	45	0	1	0	46	0	39	53	0	92	1	41	0	18	42	189
3 45 PM	2	0	13	0	15	42	1	3	0	46	0	49	41	0	90	1	44	0	10	45	196
Hourly Total	6	1	46	0	53	179	1	11	0	191	0	157	173	0	330	6	176	0	53	182	756
4 00 PM	0	0	3	0	3	33	0	2	0	35	0	63	41	0	104	1	44	0	0	45	187
4 15 PM	0	0	0	0	0	43	0	3	0	46	0	70	41	0	111	2	57	0	0	59	216
4 30 PM	0	2	0	0	2	41	11	4	0	56	0	55	34	0	89	2	53	0	0	55	202
4 45 PM	0	5	0	0	5	28	7	0	0	35	0	53	32	0	85	1	51	0	0	52	177
Hourly Total	0	7	3	0	10	145	18	9	0	172	0	241	148	0	389	8	205	0	0	211	782
5 00 PM	0	4	0	0	4	19	16	5	1	40	0	51	52	0	103	3	53	0	0	56	203
5 15 PM	0	4	0	0	4	34	6	3	0	43	0	45	54	0	99	1	49	0	0	50	196
5 30 PM	0	0	0	0	0	27	1	2	0	30	0	49	48	0	97	1	34	0	0	35	182
5 45 PM	0	0	0	0	0	36	0	0	0	36	0	58	55	0	113	2	41	0	0	43	192
Hourly Total	0	8	0	0	8	116	23	10	1	149	0	203	209	0	412	7	177	0	0	184	753
6 00 PM	0	2	0	0	2	28	0	7	0	35	0	51	60	0	111	2	53	0	0	55	203
6 15 PM	0	2	0	0	2	26	1	2	0	29	0	54	58	0	112	3	37	0	0	40	183
6 30 PM	0	1	0	0	1	34	0	5	0	39	0	39	49	0	88	3	44	0	0	47	175
6 45 PM	0	4	0	0	4	30	2	3	0	35	0	45	56	0	101	3	44	0	0	47	187
Hourly Total	0	9	0	0	9	118	3	17	0	138	0	189	223	0	412	11	178	0	0	189	748
7 00 PM	0	1	1	0	2	36	1	4	0	41	0	42	52	0	94	4	54	0	0	58	195
7 15 PM	0	2	0	0	2	41	1	2	0	44	0	55	52	0	107	0	33	0	0	33	186
7 30 PM	0	1	0	0	1	33	0	5	0	38	0	60	63	0	123	0	39	0	0	39	201
7 45 PM	0	2	0	0	2	34	1	1	0	36	0	42	43	0	85	1	44	0	0	45	168
Hourly Total	0	6	1	0	7	144	3	12	0	159	0	199	210	0	409	5	170	0	0	175	750
Grand Total	6	31	50	0	87	702	48	59	1	809	0	989	963	0	1952	35	908	0	53	941	3789
Approach %	6.9	35.8	57.5	-	-	86.8	5.9	7.3	-	-	0.0	50.7	49.3	-	-	3.7	96.3	0.0	-	-	-
Total %	0.2	0.8	1.3	-	2.3	18.5	1.3	1.6	-	21.4	0.0	28.1	25.4	-	51.5	0.9	23.9	0.0	-	24.8	-
Lights	6	31	48	-	85	693	48	59	-	800	0	958	961	-	1917	35	889	0	-	904	3708
% Lights	100.0	100.0	96.0	-	97.7	98.7	100.0	100.0	-	98.9	-	96.7	99.8	-	98.2	100.0	95.9	-	-	96.1	97.8
Other Vehicles	0	0	2	-	2	9	0	0	-	9	0	33	2	-	35	0	37	0	-	37	83
% Other Vehicles	0.0	0.0	4.0	-	2.3	1.3	0.0	0.0	-	1.1	-	3.3	0.2	-	1.8	0.0	4.1	-	-	3.9	2.2
Pedestrians	-	-	-	0	-	-	-	-	1	-	-	-	-	0	-	-	-	-	53	-	-
% Pedestrians	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	100.0	-	-



Traffic Planning and Design, Inc
 2500 East High Street
 Suite 650
 Pottstown, Pennsylvania, United States 19464
 610 326 3100

Count Name Woodland Road &
 Main Casino -Southern DW
 Site Code, Dri & SAT night
 Start Date: 09/21/2018
 Page No: 3

Counter MIO.
 Set up By J11

Turning Movement Peak Hour Data (3:45 PM)

Start Time	Casino (Valet Lot) DW Eastbound					Southern Casino DW Westbound					Woodland Rd Northbound					Woodland Rd Southbound					Int Total
	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	
3:45 PM	2	0	13	0	15	42	1	3	0	46	0	49	41	0	90	1	44	0	10	45	186
4:00 PM	0	0	3	0	3	33	0	2	0	35	0	63	41	0	104	1	44	0	0	45	187
4:15 PM	0	0	0	0	0	43	0	3	0	46	0	70	41	0	111	2	57	0	0	59	216
4:30 PM	0	2	0	0	2	41	11	4	0	56	0	55	34	0	89	2	53	0	0	55	202
Total	2	2	16	0	20	159	12	12	0	183	0	237	157	0	394	6	188	0	10	204	801
Approach %	10.0	10.0	80.0	-	-	88.9	8.8	8.8	-	-	0.0	60.2	39.8	-	-	2.8	97.1	0.0	-	-	-
Total %	0.2	0.2	2.0	-	2.5	19.9	1.5	1.5	-	22.8	0.0	29.6	19.6	-	49.2	0.7	24.7	0.0	-	25.5	-
PHF	0.250	0.250	0.308	-	0.333	0.824	0.273	0.750	-	0.817	0.000	0.846	0.957	-	0.887	0.750	0.888	0.000	-	0.884	0.927
Lights	2	2	16	-	20	157	12	12	-	181	0	221	155	-	376	6	184	0	-	200	777
% Lights	100.0	100.0	100.0	-	100.0	98.7	100.0	100.0	-	98.9	-	93.2	98.7	-	95.4	100.0	98.0	-	-	98.0	97.0
Other Vehicles	0	0	0	-	0	2	0	0	-	2	0	18	2	-	18	0	4	0	-	4	24
% Other Vehicles	0.0	0.0	0.0	-	0.0	1.3	0.0	0.0	-	1.1	-	8.8	1.3	-	4.6	0.0	2.0	-	-	2.0	3.0
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	0	-	-	-	-	10	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-

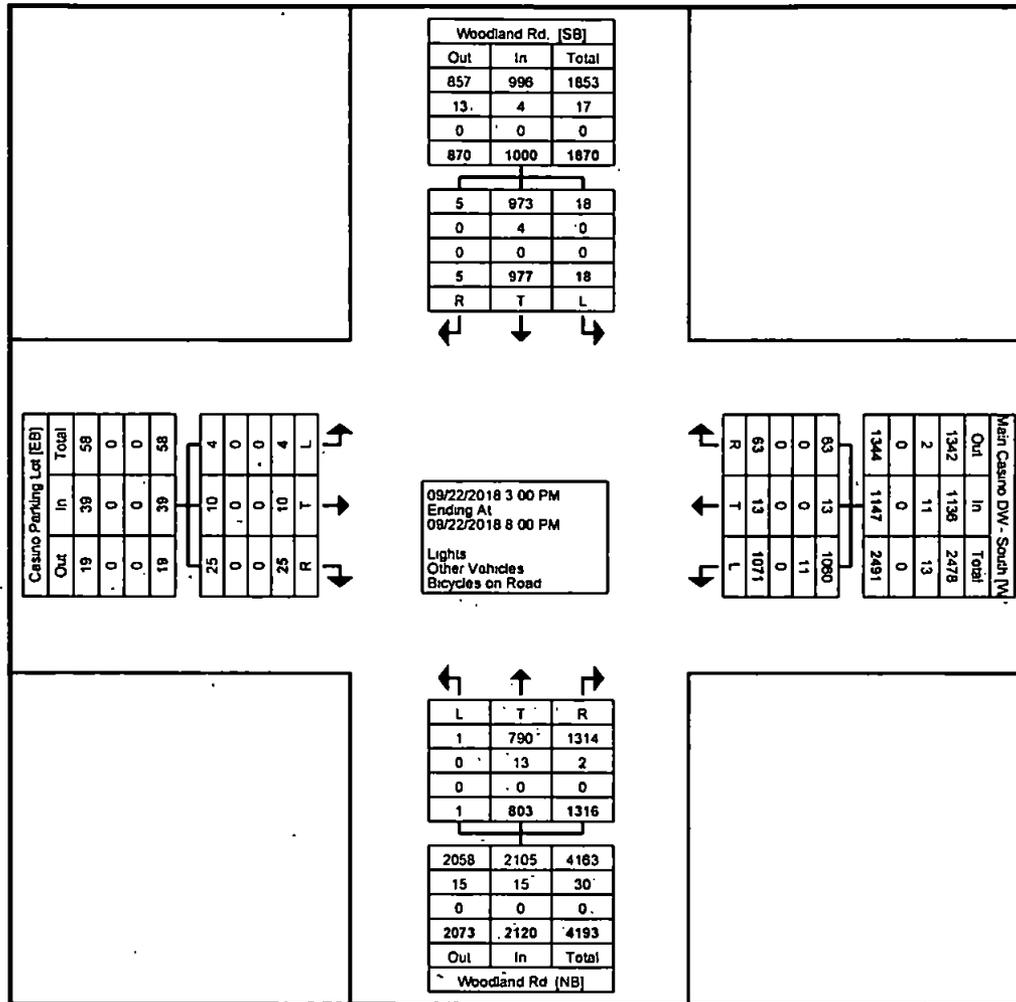
Counter MIO
Set up By JH

Traffic Planning and Design, Inc
2500 East High Street
Suite 650
Pottstown, Pennsylvania, United States 19464
610 326 3100

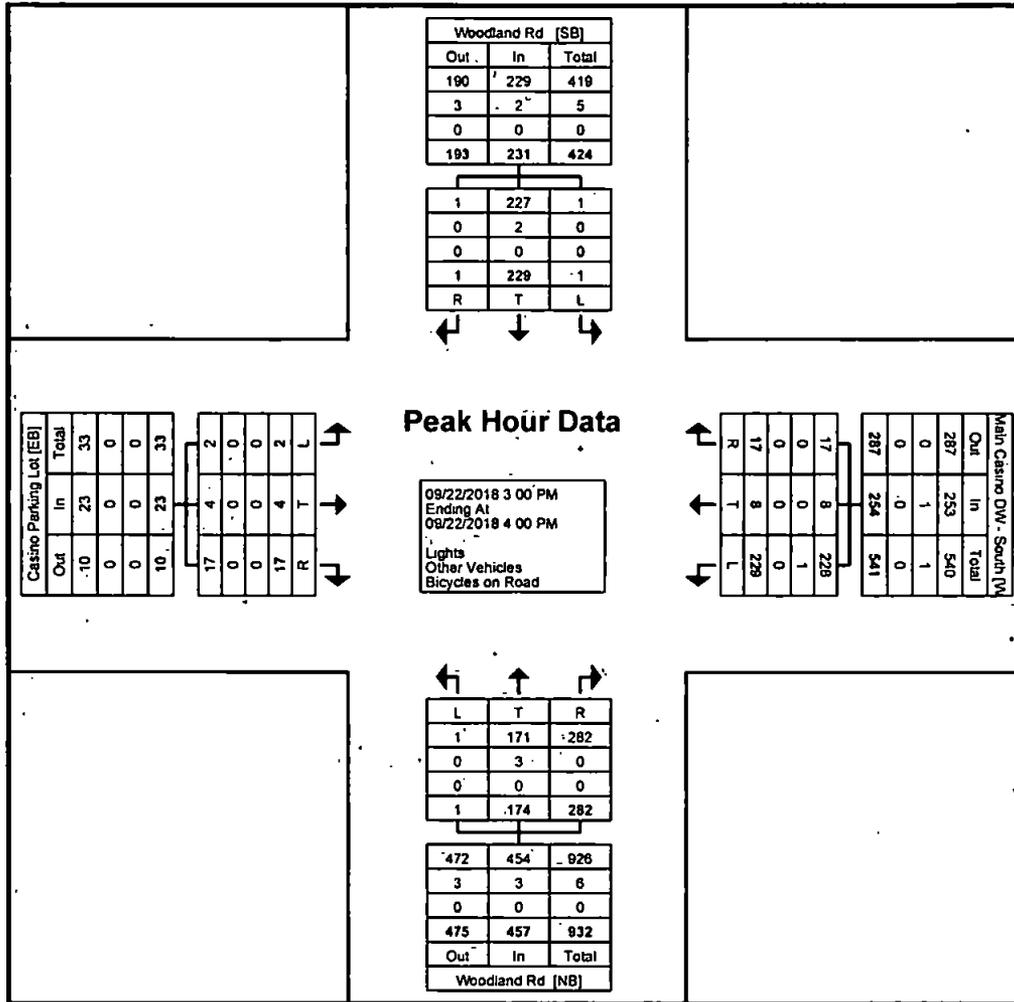
Count Name Woodland Rd &
Main Casino -Southern DW (SAT)
Site Code SAT Evening
Start Date 09/22/2018
Page No: 1

Turning Movement Data

Start Time	Casino Parking Lot Eastbound				Main Casino DW - South Westbound				Woodland Rd Northbound				Woodland Rd Southbound				Int Total
	Left	Thru	Right	App Total	Left	Thru	Right	App Total	Left	Thru	Right	App Total	Left	Thru	Right	App Total	
3 00 PM	0	1	17	18	59	2	4	65	1	37	70	108	1	57	0	58	249
3 15 PM	1	0	0	1	49	1	6	56	0	49	70	119	0	56	0	56	232
3 30 PM	0	1	0	1	54	3	2	59	0	40	73	113	0	58	0	58	231
3 45 PM	1	2	0	3	67	2	5	74	0	48	69	117	0	58	1	59	253
Hourly Total	2	4	17	23	229	8	17	254	1	174	282	457	1	229	1	231	965
4 00 PM	0	0	2	2	71	0	4	75	0	31	75	106	1	38	0	39	222
4 15 PM	0	0	0	0	57	0	1	58	0	43	72	115	1	44	0	45	218
4 30 PM	0	0	1	1	50	0	1	51	0	24	54	78	3	53	0	56	188
4 45 PM	0	1	0	1	49	0	3	52	0	28	62	90	4	57	0	61	204
Hourly Total	0	1	3	4	227	0	9	236	0	126	263	389	9	192	0	201	630
5 00 PM	0	3	1	4	45	1	5	51	0	43	74	117	1	58	3	62	234
5 15 PM	1	0	0	1	51	0	2	53	0	33	60	93	1	49	0	50	197
5 30 PM	0	1	1	2	51	2	2	55	0	36	78	114	2	37	0	39	210
5 45 PM	0	0	2	2	48	0	4	52	0	54	60	114	3	48	1	52	220
Hourly Total	1	4	4	9	195	3	13	211	0	168	272	438	7	192	4	203	861
6 00 PM	0	1	0	1	52	0	2	54	0	38	66	104	0	49	0	49	208
6 15 PM	1	0	0	1	48	0	2	50	0	34	64	98	0	48	0	48	197
6 30 PM	0	0	0	0	58	0	6	64	0	37	68	105	0	45	0	45	214
6 45 PM	0	0	0	0	50	0	3	53	0	39	57	96	1	43	0	44	193
Hourly Total	1	1	0	2	208	0	13	221	0	148	255	403	1	195	0	196	812
7 00 PM	0	0	0	0	52	1	3	56	0	36	64	103	0	38	0	38	197
7 15 PM	0	0	0	0	50	1	3	54	0	42	64	106	0	40	0	40	200
7 30 PM	0	0	0	0	60	0	2	62	0	58	63	121	0	44	0	44	227
7 45 PM	0	0	1	1	50	0	3	53	0	50	53	103	0	57	0	57	214
Hourly Total	0	0	1	1	212	2	11	225	0	189	244	433	0	179	0	179	838
Grand Total	4	10	25	39	1071	13	63	1147	1	803	1316	2120	18	977	5	1000	4306
Approach %	10.3	25.6	64.1	-	93.4	1.1	5.5	-	0.0	37.9	62.1	-	1.8	97.7	0.5	-	-
Total %	0.1	0.2	0.6	0.9	24.9	0.3	1.5	26.6	0.0	18.6	30.6	49.2	0.4	22.7	0.1	23.2	-
Lights	4	10	25	39	1060	13	63	1136	1	790	1314	2105	18	973	5	996	4278
% Lights	100.0	100.0	100.0	100.0	99.0	100.0	100.0	99.0	100.0	98.4	99.8	99.3	100.0	99.6	100.0	99.6	99.3
Other Vehicles	0	0	0	0	11	0	0	11	0	13	2	15	0	4	0	4	30
% Other Vehicles	0.0	0.0	0.0	0.0	1.0	0.0	0.0	1.0	0.0	1.6	0.2	0.7	0.0	0.4	0.0	0.4	0.7
Bicycles on Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Bicycles on Road	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0



Turning Movement Data Plot



Turning Movement Peak Hour Data Plot (3:00 PM)

Counter MIO
Set up By JH

Traffic Planning and Design, Inc
2500 East High Street
Suite 650
Pottstown, Pennsylvania, United States 19464
610 326 3100

Count Name Woodland Rd &
Main Casino -Northern DW
Site Code Fri & Sat night
Start Date 09/21/2018
Page No 1

Turning Movement Data

Start Time	Casino Parking Lot Eastbound					Main Casino - Northern DW Westbound					Woodland Rd Northbound					Woodland Rd Southbound					Int Total
	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	
3 00 PM	1	0	3	0	4	8	0	10	0	18	2	33	10	1	45	3	41	1	0	45	112
3 15 PM	0	2	1	0	3	14	1	7	0	22	0	27	11	5	38	3	27	0	0	30	93
3 30 PM	0	0	1	0	1	8	1	5	0	14	2	25	9	2	36	7	38	0	0	45	96
3 45 PM	0	0	3	0	3	11	0	3	0	14	4	44	12	5	60	12	31	1	0	44	121
Hourly Total	1	2	8	0	11	41	2	25	0	68	8	129	42	13	179	25	137	2	0	164	422
4 00 PM	1	1	2	0	4	10	1	4	0	15	5	44	16	4	65	3	30	0	0	33	117
4 15 PM	0	0	6	0	6	14	0	10	0	24	6	52	14	5	72	11	39	3	0	53	155
4 30 PM	0	0	1	0	1	18	0	11	0	29	1	46	14	2	61	7	39	1	0	47	138
4 45 PM	3	0	0	0	3	8	1	6	0	15	4	39	8	3	51	6	42	0	0	48	117
Hourly Total	4	1	9	0	14	50	2	31	0	83	16	181	52	14	249	27	150	4	0	181	527
5 00 PM	0	0	1	0	1	12	1	9	0	22	1	41	16	3	58	10	42	0	0	52	133
5 15 PM	1	0	3	0	4	6	1	7	0	14	1	38	13	0	50	5	43	0	0	48	116
5 30 PM	0	0	1	0	1	8	0	2	0	10	1	32	13	1	46	9	27	0	0	36	93
5 45 PM	1	0	0	0	1	7	1	8	0	16	1	48	15	1	64	10	32	0	0	42	123
Hourly Total	2	0	5	0	7	33	3	26	0	62	4	157	57	5	218	34	144	0	0	178	465
6 00 PM	0	0	0	0	0	18	1	3	0	22	1	36	11	1	48	11	39	0	0	50	120
6 15 PM	0	1	1	0	2	4	1	5	0	10	3	44	21	4	68	5	35	2	0	42	122
6 30 PM	0	0	0	0	0	13	1	3	1	17	2	30	11	2	43	6	35	0	0	41	101
6 45 PM	0	1	2	0	3	7	0	3	0	10	6	30	8	2	44	6	38	2	0	48	103
Hourly Total	0	2	3	0	5	42	3	14	1	59	12	140	51	9	203	28	147	4	0	179	446
7 00 PM	1	1	5	0	7	11	2	5	0	18	4	38	9	3	49	5	40	2	0	47	121
7 15 PM	0	1	1	0	2	6	2	7	0	15	12	27	17	2	56	7	27	3	0	37	110
7 30 PM	0	2	0	0	2	10	1	5	0	16	19	32	11	21	62	6	30	6	0	42	122
7 45 PM	2	2	15	0	19	10	2	8	0	20	14	22	11	23	47	6	20	3	0	29	115
Hourly Total	3	6	21	0	30	37	7	25	0	69	49	117	48	49	214	24	117	14	0	155	488
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3 00 PM	0	0	4	0	4	18	2	6	0	26	3	32	9	2	44	10	41	2	0	53	127
3 15 PM	0	0	3	0	3	15	0	11	0	26	7	33	13	1	53	5	33	2	0	40	122
3 30 PM	0	1	1	0	2	25	0	7	1	32	6	24	16	4	46	4	38	4	0	44	124
3 45 PM	1	1	3	1	5	20	0	6	0	26	5	27	20	6	52	4	35	2	0	41	124
Hourly Total	1	2	11	1	14	78	2	30	1	110	21	116	58	13	185	23	145	10	0	178	497
4 00 PM	0	0	3	0	3	21	0	4	0	25	1	21	13	4	35	8	21	1	0	30	83
4 15 PM	1	0	4	0	5	18	2	5	0	25	2	28	14	3	44	3	22	0	0	25	99
4 30 PM	1	1	1	0	3	12	1	2	0	15	0	15	8	1	23	11	40	2	0	53	94
4 45 PM	0	1	1	0	2	14	1	7	0	22	2	23	10	2	35	11	40	1	0	52	111
Hourly Total	2	2	9	0	13	65	4	18	0	87	5	87	45	10	137	33	123	4	0	160	397
5 00 PM	1	2	2	0	5	21	0	13	0	34	1	30	15	0	46	6	44	0	0	53	138
5 15 PM	0	1	1	0	2	14	0	5	0	19	1	23	15	1	39	7	33	1	0	41	101
5 30 PM	0	0	1	0	1	15	0	3	0	18	1	22	12	3	35	9	24	3	0	36	90
5 45 PM	1	0	1	0	2	17	1	6	0	24	5	34	19	5	58	13	31	0	0	44	128
Hourly Total	2	3	5	0	10	67	1	27	0	95	8	109	61	9	178	38	132	4	0	174	457
6 00 PM	0	0	1	0	1	17	1	4	0	22	5	25	14	4	44	5	35	0	0	40	107
6 15 PM	0	1	4	0	5	10	0	7	0	17	3	18	12	5	33	8	30	2	0	40	95
6 30 PM	0	1	1	0	2	15	1	5	0	21	1	30	15	1	46	4	30	0	0	34	103
6 45 PM	0	2	2	0	4	12	3	4	0	19	6	17	16	8	39	12	29	0	0	41	103
Hourly Total	0	4	8	0	12	54	5	20	0	79	15	90	57	18	162	29	124	2	0	155	408
7 00 PM	0	1	5	0	6	12	1	4	0	17	5	27	10	1	42	7	22	1	0	30	95
7 15 PM	1	0	2	0	3	10	2	3	0	15	8	28	13	3	47	9	26	6	0	44	109
7 30 PM	0	0	3	0	3	10	0	3	0	13	19	24	17	17	60	7	32	8	0	45	121
7 45 PM	1	4	13	0	18	18	1	6	0	25	17	25	17	19	59	14	30	3	0	47	149
Hourly Total	2	5	23	0	30	50	4	16	0	70	49	102	57	40	208	37	113	18	0	166	474
Grand Total	17	27	102	1	146	517	33	232	2	782	187	1228	528	180	1843	298	1332	60	0	1690	4561
Approach %	11.6	18.5	69.9	-	-	68.1	4.2	29.7	-	-	9.6	83.2	27.2	-	-	17.6	78.8	3.6	-	-	-
Total %	0.4	0.6	2.2	-	3.2	11.3	0.7	5.1	-	17.1	4.1	26.9	11.8	-	42.6	6.5	29.2	1.3	-	37.1	-
Lights	17	24	100	-	141	515	32	232	-	779	185	1204	510	-	1899	298	1290	60	-	1648	4487
% Lights	100.0	88.9	88.0	-	96.6	99.6	97.0	100.0	-	99.6	98.9	96.8	96.6	-	97.7	100.0	96.8	100.0	-	97.5	97.9
Other Vehicles	0	3	2	-	5	2	1	0	-	3	2	24	18	-	44	0	42	0	-	42	94
% Other Vehicles	0.0	11.1	2.0	-	3.4	0.4	3.0	0.0	-	0.4	1.1	2.0	3.4	-	2.3	0.0	3.2	0.0	-	2.5	2.1
Pedestrians	-	-	-	1	-	-	-	-	2	-	-	-	-	180	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	-	-	-

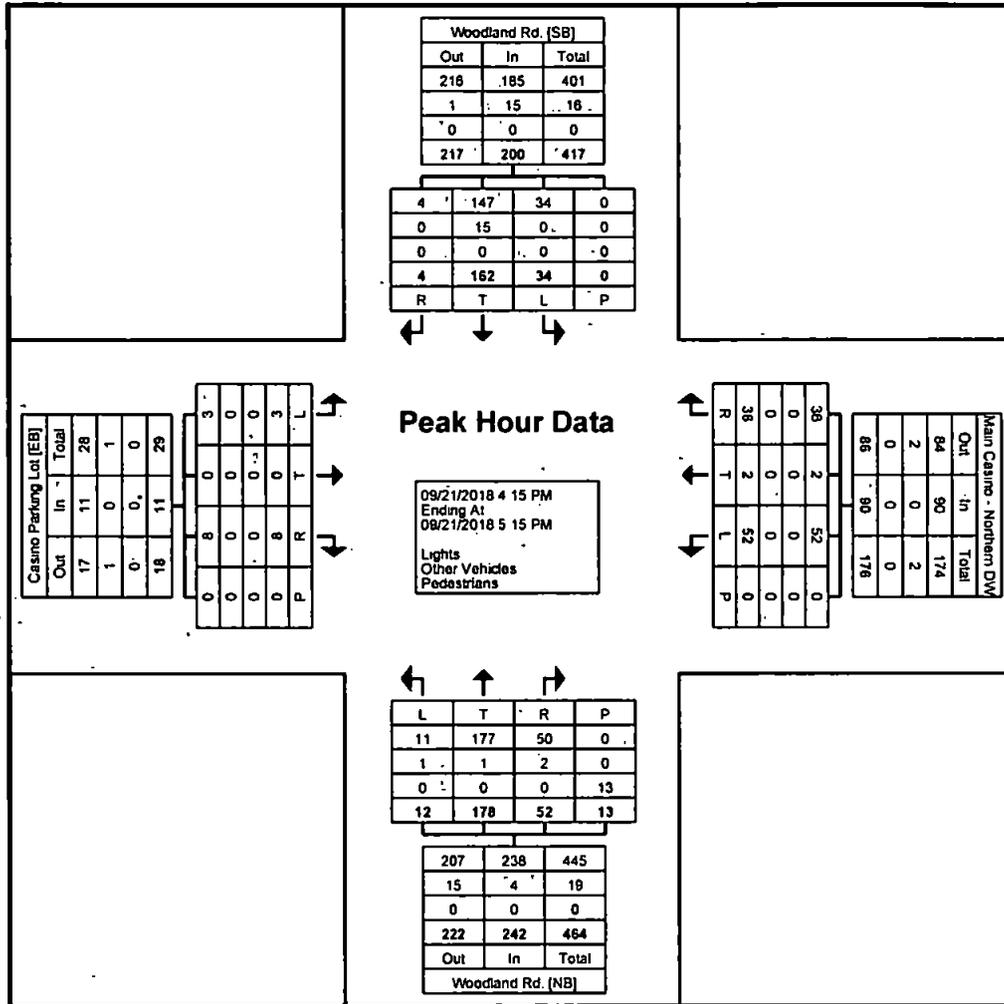
Counter MIO
Set up By: JJI

Traffic Planning and Design, Inc
2500 East High Street
Suite 650
Pottstown, Pennsylvania, United States 19464
610 326 3100

Count Name Woodland Rd &
Main Casino -Northern DW
Site Code Fr & Sat night
Start Date 09/21/2018
Page No 3

Turning Movement Peak Hour Data (4:15 PM)

Start Time	Casino Parking Lot Eastbound					Main Casino - Northern DW Westbound					Woodland Rd Northbound					Woodland Rd Southbound					Int. Total
	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	
4:15 PM	0	0	6	0	6	14	0	10	0	24	6	52	14	5	72	11	39	3	0	53	155
4:30 PM	0	0	1	0	1	18	0	11	0	29	1	48	14	2	61	7	39	1	0	47	138
4:45 PM	3	0	0	0	3	8	1	6	0	15	4	39	8	3	51	6	42	0	0	48	117
5:00 PM	0	0	1	0	1	12	1	9	0	22	1	41	18	3	58	10	42	0	0	52	133
Total	3	0	8	0	11	52	2	36	0	90	12	178	52	13	242	34	182	4	0	200	543
Approach %	27.3	0.0	72.7	-	-	57.8	2.2	40.0	-	-	5.0	73.6	21.5	-	-	17.0	81.0	2.0	-	-	-
Total %	0.6	0.0	15	-	2.0	9.8	0.4	8.8	-	16.6	2.2	32.8	9.6	-	44.6	6.3	29.8	0.7	-	36.8	-
PHF	0.250	0.000	0.333	-	0.458	0.722	0.500	0.818	-	0.778	0.500	0.856	0.813	-	0.840	0.773	0.964	0.333	-	0.943	0.878
Lights	3	0	8	-	11	52	2	38	-	90	11	177	50	-	238	34	147	4	-	185	524
% Lights	100.0	-	100.0	-	100.0	100.0	100.0	100.0	-	100.0	91.7	89.4	96.2	-	98.3	100.0	90.7	100.0	-	92.5	96.5
Other Vehicles	0	0	0	-	0	0	0	0	-	0	1	1	2	-	4	0	15	0	-	15	19
% Other Vehicles	0.0	-	0.0	-	0.0	0.0	0.0	0.0	-	0.0	8.3	0.6	3.8	-	1.7	0.0	8.3	0.0	-	7.5	3.5
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	13	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-



Turning Movement Peak Hour Data Plot (4:15 PM)

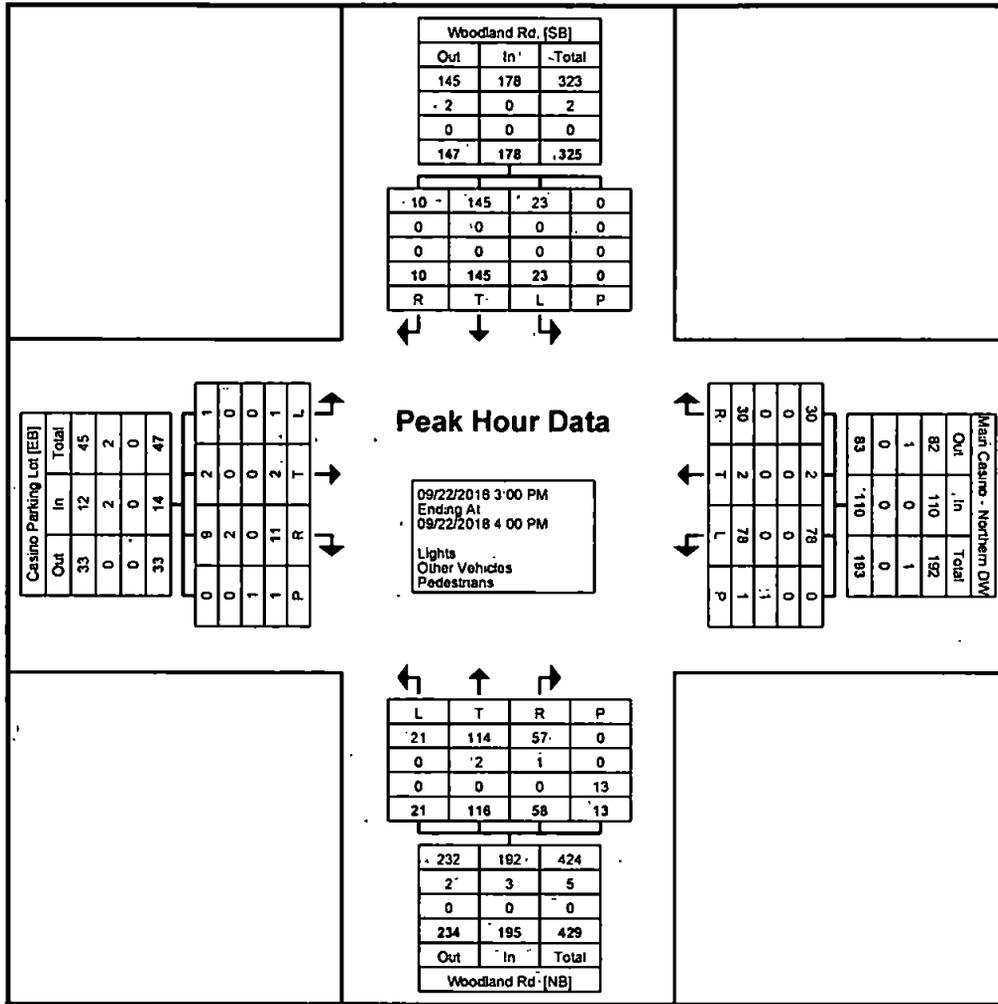
Counter MIO
Set up By: JH:

Traffic Planning and Design, Inc
2500 East High Street
Suite 650
Pottstown, Pennsylvania, United States 19464
610 326 3100

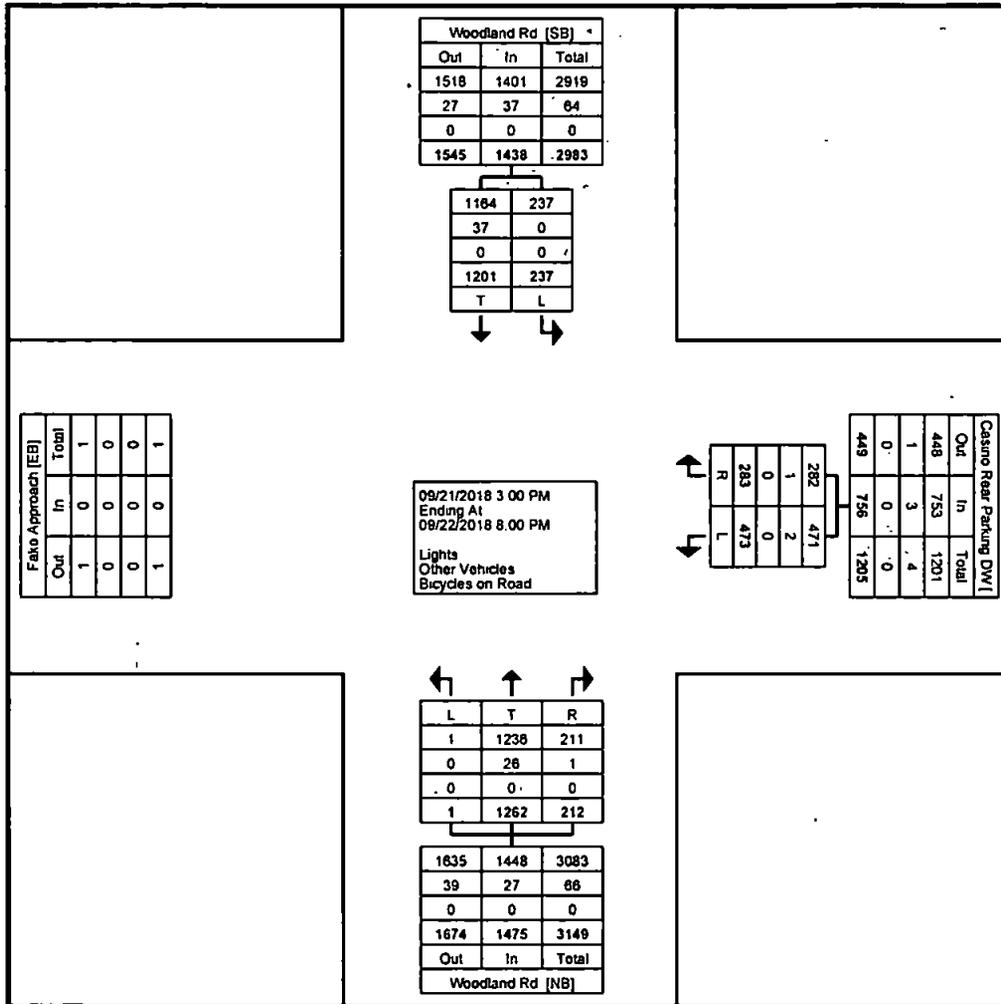
Count Name Woodland Rd &
Main Casino -Northern DW
Site Code Fri & Sat night
Start Date 09/21/2018
Page No. 5

Turning Movement Peak Hour Data (3:00 PM)

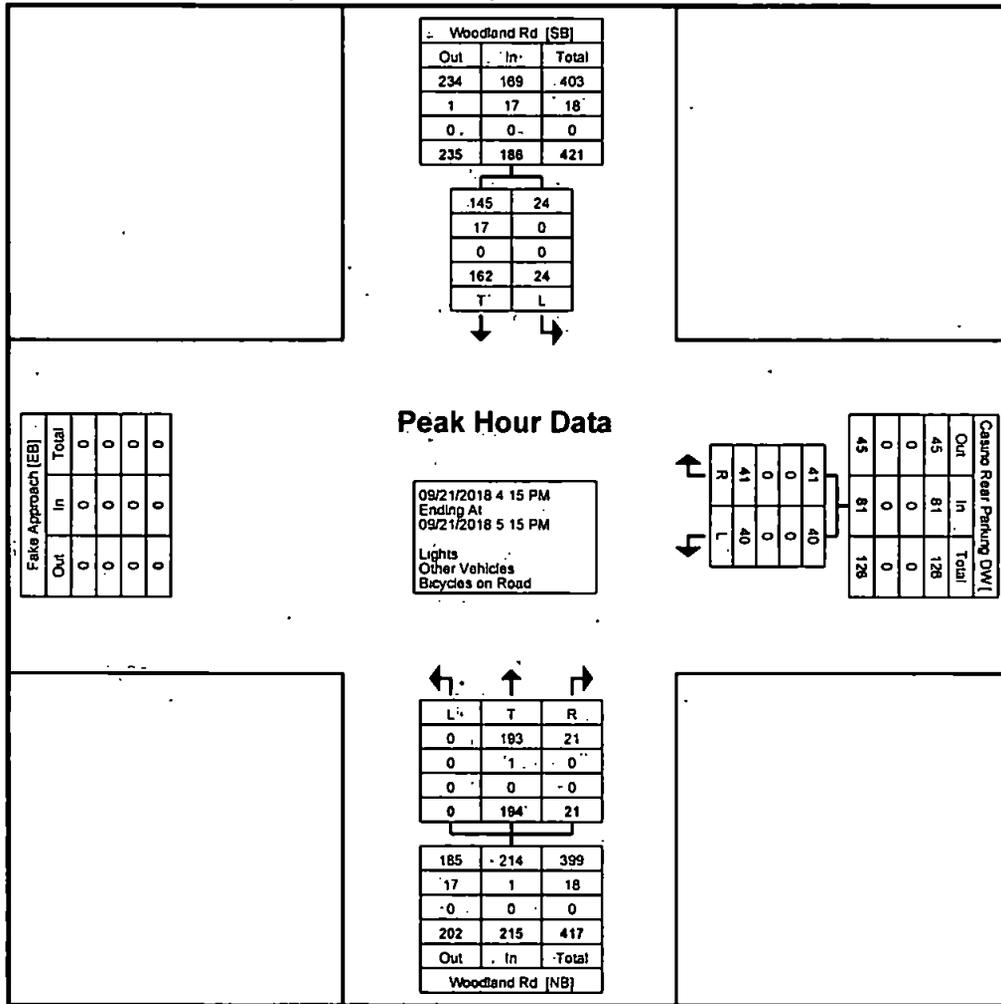
Start Time	Casino Parking Lot Eastbound					Main Casino - Northern DW Westbound					Woodland Rd Northbound					Woodland Rd Southbound					Int. Total
	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	
3:00 PM	0	0	4	0	4	18	2	6	0	26	3	32	9	2	44	10	41	2	0	53	127
3:15 PM	0	0	3	0	3	15	0	11	0	26	7	33	13	1	53	5	33	2	0	40	122
3:30 PM	0	1	1	0	2	25	0	7	1	32	6	24	16	4	46	4	36	4	0	44	124
3:45 PM	1	1	3	1	5	20	0	6	0	26	5	27	20	6	52	4	35	2	0	41	124
Total	1	2	11	1	14	78	2	30	1	110	21	118	58	13	195	23	145	10	0	178	497
Approach %	7.1	14.3	78.6	-	-	70.9	1.8	27.3	-	-	10.8	59.5	29.7	-	-	12.9	81.5	5.6	-	-	-
Total %	0.2	0.4	2.2	-	2.8	15.7	0.4	6.0	-	22.1	4.2	23.3	11.7	-	39.2	4.8	29.2	2.0	-	35.8	-
PHF	0.250	0.500	0.688	-	0.700	0.780	0.250	0.682	-	0.859	0.750	0.679	0.725	-	0.920	0.575	0.884	0.625	-	0.840	0.978
Lights	1	2	9	-	12	78	2	30	-	110	21	114	57	-	192	23	145	10	-	178	492
% Lights	100.0	100.0	81.8	-	85.7	100.0	100.0	100.0	-	100.0	100.0	98.3	98.3	-	98.5	100.0	100.0	100.0	-	100.0	99.0
Other Vehicles	0	0	2	-	2	0	0	0	-	0	0	2	1	-	3	0	0	0	-	0	5
% Other Vehicles	0.0	0.0	18.2	-	14.3	0.0	0.0	0.0	-	0.0	0.0	1.7	1.7	-	1.5	0.0	0.0	0.0	-	0.0	1.0
Pedestrians	-	-	-	1	-	-	-	-	1	-	-	-	-	13	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	-	-	-



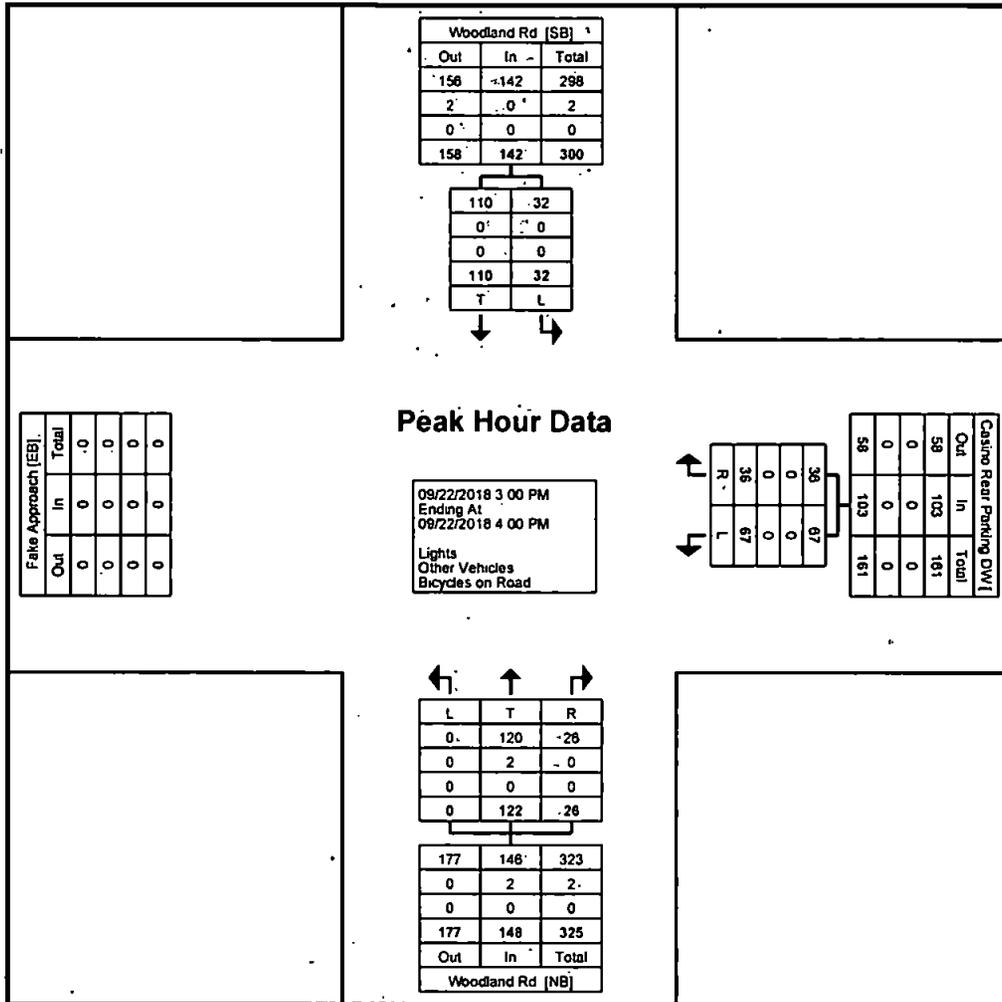
Turning Movement Peak Hour Data Plot (3:00 PM)



Turning Movement Data Plot



Turning Movement Peak Hour Data Plot (4:15 PM)



Turning Movement Peak Hour Data Plot (3:00 PM)

Study Name Overall ML Alry Casino Trip Generation (Includes counts at all 3 Casino Driveways, COMBINED DRIVEWAY COUNTS)
Start Date 09/21/2018 & 9/22/2018
Count Time 3:00 PM to 8:00 PM
Site Code Fri & Sat night
Counter M10
Set up By JH

Start Time	Casino Parking Lot			Main Casino DW's			Woodland Rd			Woodland Rd.			Total 15 Min	Peak Hour
	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Friday, September 21, 2018														
3:00 PM	2	1	12	70	0	27	2		55	8		1	178	
3:15 PM	2	2	17	63	1	12	0		53	8		0	158	
3:30 PM	1	0	9	59	1	15	2		63	10		0	160	
3:45 PM	2	0	16	62	1	13	4		58	19		1	176	672
4:00 PM	1	1	5	50	1	11	5		62	12		0	148	642
4:15 PM	0	0	6	71	0	22	6		65	23		3	196	680
4:30 PM	0	2	1	63	11	24	1		51	15		1	169	689
4:45 PM	3	5	0	47	8	18	4		44	11		0	140	653
5:00 PM	0	4	1	42	17	25	1		72	17		0	179	684
5:15 PM	1	4	3	48	7	14	1		75	11		0	164	652
5:30 PM	0	0	1	38	1	7	1		67	18		0	133	616
5:45 PM	1	0	0	47	1	12	1		80	16		0	158	634
6:00 PM	0	2	0	51	1	14	1		78	17		0	164	619
6:15 PM	0	3	1	36	2	16	3		85	16		2	164	619
6:30 PM	0	1	0	56	1	13	2		63	16		0	152	638
6:45 PM	0	5	2	41	2	10	6		69	17		2	154	634
7:00 PM	1	2	6	60	3	19	4		68	19		2	184	654
7:15 PM	0	3	1	49	3	15	12		78	13		3	177	667
7:30 PM	0	3	0	50	1	16	19		78	15		6	188	703
7:45 PM	2	4	15	56	3	14	14		56	10		3	177	726
Saturday, September 22, 2018														
3:00 PM	1	0	4	88	3	19	3		86	19		2	225	
3:15 PM	0	1	3	83	3	26	7		92	13		2	230	
3:30 PM	1	3	1	103	2	22	6		91	11		5	245	
3:45 PM	1	1	5	112	0	16	5		102	13		2	257	957
4:00 PM	0	0	3	89	0	18	1		89	11		1	212	944
4:15 PM	1	0	5	79	2	14	2		73	11		0	187	901
4:30 PM	1	2	1	84	1	13	0		75	26		2	205	861
4:45 PM	0	4	2	78	2	20	2		90	15		4	217	821
5:00 PM	2	2	2	94	0	19	1		82	15		0	217	826
5:15 PM	0	2	2	89	2	14	1		95	15		1	221	860
5:30 PM	0	0	3	73	0	12	1		77	16		4	186	841
5:45 PM	1	1	1	86	1	14	5		93	17		0	219	843
6:00 PM	1	0	1	80	1	15	5		84	16		0	203	829
6:15 PM	0	1	4	82	0	18	3		84	15		2	209	817
6:30 PM	0	1	1	77	1	10	1		78	7		0	176	807
6:45 PM	0	2	2	82	4	14	6		81	21		0	212	800
7:00 PM	0	1	5	72	2	18	5		79	12		1	195	792
7:15 PM	1	0	2	80	2	14	8		80	14		6	207	790
7:30 PM	0	0	4	79	0	11	19		75	13		6	207	821
7:45 PM	1	4	13	35	1	9	17		23	16		3	122	731

Friday, September 21, 2018	
With EB&WB Thrus	
Enter	422
Exit	326

Friday, 9/21 Peak hour: 7PM-8PM

Saturday, 9/22 Peak hour: 3PM-4PM

Saturday, September 22, 2018	
With EB&WB Thrus	
Enter	472
Exit	498

Trip Generation Calculations

Mount Airy Casino (Existing Trip Generation)		
Friday PM		
Enter	422	56%
Exit	326	44%
Total	748	

Proposed Rate (Fri PM)	
Trips	748
# Gaming Positions	2682
Friday PM Rate	0.279

Saturday PM		
Enter	472	49%
Exit	498	51%
Total	970	

Proposed Rate (Sat Evening)	
Trips	970
# Gaming Positions	2682
SAT Evening PM Rate	0.362

Mt. Airy Summary of Gaming Positions
 81 gaming tables (10 GP per table)
 1,872 Slot Machines (each Slot machine is 1 GP)

# of GP	
810	
1,872	
2682	existing gaming positions (GP)

Beaver Casino (Western PA Proposed Casino) Trip Generation Calculations (using rates from Existing Mt. Airy Casino in Paradise Township)

Proposed Game Positions = 750 slot machines & 40 table games (10 seats per Table) = equals 1,150 Gaming Positions (400 table game seats & 750 slot machine seats)

Weekday PM (Friday) Proposed Trip Gen.	
Enter	181
Exit	140
Total	321

Saturday (Evening) Proposed Trip Gen.	
Enter	202
Exit	214
Total	416

**Mt. Airy Casino:
Woodland Road & Main Southern Site
Driveway/Valet Parking Lot**

Study Name Woodland Road & Main Casino -Southern DW (FRI)
Start Date 09/21/2018
Start Time 3:00 PM
Site Code Friday Evening
Counter MID
Set up By: JH

Start Time	Casino (Vale) Parking Lot Eastbound			Main Casino - Southern DW Westbound			Woodland Rd Northbound			Woodland Rd Southbound			Total 15 Min	Total Peak hour
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Friday, September 21, 2018														
3:00 PM	1	1	9	49	0	7	0	42	2	0	0	0	111	
3:15 PM	2	0	18	43	0	0	0	37	2	0	0	0	100	
3:30 PM	1	0	8	45	0	1	0	53	1	0	0	0	108	
3:45 PM	2	0	13	42	1	3	0	41	1	0	0	0	103	423
4:00 PM	0	0	3	33	0	2	0	41	1	0	0	0	80	392
4:15 PM	0	0	0	43	0	3	0	41	2	0	0	0	89	381
4:30 PM	0	2	0	41	11	4	0	34	2	0	0	0	94	368
4:45 PM	0	5	0	28	7	0	0	32	1	0	0	0	73	336
5:00 PM	0	4	0	19	16	5	0	52	3	0	0	0	99	355
5:15 PM	0	4	0	34	6	3	0	54	1	0	0	0	102	368
5:30 PM	0	0	0	27	1	2	0	48	1	0	0	0	79	353
5:45 PM	0	0	0	36	0	0	0	55	2	0	0	0	93	373
6:00 PM	0	2	0	28	0	7	0	60	2	0	0	0	99	373
6:15 PM	0	2	0	26	1	2	0	58	3	0	0	0	92	363
6:30 PM	0	1	0	34	0	5	0	49	3	0	0	0	92	376
6:45 PM	0	4	0	30	2	3	0	56	3	0	0	0	98	381
7:00 PM	0	1	1	36	1	4	0	52	4	0	0	0	99	381
7:15 PM	0	2	0	41	1	2	0	52	0	0	0	0	98	387
7:30 PM	0	1	0	33	0	5	0	63	0	0	0	0	102	397
7:45 PM	0	2	0	34	1	1	0	43	1	0	0	0	82	381
Saturday, September 22, 2018														
3:15 PM	1	0	0	49	1	6	0	70	0	0	0	0	127	
3:30 PM	0	1	0	54	3	2	0	73	0	0	0	0	133	
3:45 PM	1	2	0	67	2	5	0	89	0	1	0	0	147	
4:00 PM	0	0	2	71	0	4	0	75	1	0	0	0	153	560
4:15 PM	0	0	0	57	0	1	0	72	1	0	0	0	131	564
4:30 PM	0	0	1	50	0	1	0	54	3	0	0	0	109	540
4:45 PM	0	1	0	49	0	3	0	62	4	0	0	0	119	512
5:00 PM	0	3	1	45	1	5	0	74	1	3	0	0	133	492
5:15 PM	1	0	0	51	0	2	0	60	1	0	0	0	115	476
5:30 PM	0	1	1	51	2	2	0	78	2	0	0	0	137	504
5:45 PM	0	0	2	48	0	4	0	60	3	1	0	0	118	503
6:00 PM	0	1	0	52	0	2	0	66	0	0	0	0	121	491
6:15 PM	1	0	0	48	0	2	0	64	0	0	0	0	115	491
6:30 PM	0	0	0	58	0	6	0	68	0	0	0	0	132	486
6:45 PM	0	0	0	50	0	3	0	57	1	0	0	0	111	479
7:00 PM	0	0	0	52	1	3	0	64	0	0	0	0	120	478
7:15 PM	0	0	0	50	1	3	0	64	0	0	0	0	118	481
7:30 PM	0	0	0	60	0	2	0	63	0	0	0	0	125	474
7:45 PM	0	0	1	50	0	3	0	53	0	0	0	0	107	470

**Mt. Airy Casino:
Woodland Road & Main Northern Casino
Site Driveway**

Study Name Woodland Rd. & Main Casino - Northern DW
Start Date 09/21/2018
Start Time 3:00 PM
Site Code Fri & Sat night
Counter MID
Set up By: JH

Start Time	Casino Parking Lot Eastbound			Main Casino - Northern DW Westbound			Woodland Rd Northbound			Woodland Rd Southbound			Total 15 Min	Total Peak Hour
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Friday, September 21, 2018														
3:00 PM	1	0	3	8	0	10	2	10	3	1			38	
3:15 PM	0	2	1	14	1	7	0	11	3	0			39	
3:30 PM	0	0	1	8	1	5	2	9	7	0			33	
3:45 PM	0	0	3	11	0	3	4	12	12	1			46	92
4:00 PM	1	1	2	10	1	4	5	16	3	0			43	86
4:15 PM	0	0	6	14	0	10	6	14	11	3			64	128
4:30 PM	0	0	1	18	0	11	1	14	7	1			53	106
4:45 PM	3	0	0	8	1	6	4	8	6	0			36	72
5:00 PM	0	0	1	12	1	9	1	16	10	0			50	100
5:15 PM	1	0	3	6	1	7	1	13	5	0			37	74
5:30 PM	0	0	1	8	0	2	1	13	9	0			34	68
5:45 PM	1	0	0	7	1	8	1	15	10	0			43	86
6:00 PM	0	0	0	18	1	3	1	11	11	0			45	90
6:15 PM	0	1	1	4	1	5	3	21	5	2			43	86
6:30 PM	0	0	0	13	1	3	2	11	6	0			36	72
6:45 PM	0	1	2	7	0	3	6	8	6	2			35	70
7:00 PM	1	1	5	11	2	8	4	9	5	2			45	90
7:15 PM	0	1	1	6	2	7	12	17	7	3			58	112
7:30 PM	0	2	0	10	1	5	19	11	8	8			60	120
7:45 PM	2	2	15	10	2	8	14	11	8	3			73	148
Saturday, September 22, 2018														
3:00 PM	0	0	4	18	2	6	3	9	10	2			54	
3:15 PM	0	0	3	15	0	11	7	13	5	2			56	
3:30 PM	0	1	1	25	0	7	6	15	4	4			64	
3:45 PM	1	1	3	20	0	6	5	20	4	2			62	236
4:00 PM	0	0	3	21	0	4	1	13	8	1			51	233
4:15 PM	1	0	4	18	2	5	2	14	3	0			49	226
4:30 PM	1	1	1	12	1	2	0	8	11	2			39	201
4:45 PM	0	1	1	14	1	7	2	10	11	1			48	187
5:00 PM	1	2	2	21	0	13	1	15	9	0			64	200
5:15 PM	0	1	1	14	0	5	1	15	7	1			45	196
5:30 PM	0	0	1	15	0	3	1	12	9	3			44	201
5:45 PM	1	0	1	17	1	6	5	19	13	0			63	216
6:00 PM	0	0	1	17	1	4	5	14	5	0			47	199
6:15 PM	0	1	4	10	0	7	3	12	8	2			47	201
6:30 PM	0	1	1	15	1	5	1	15	4	0			43	200
6:45 PM	0	2	2	12	3	4	6	16	12	0			57	194
7:00 PM	0	1	5	12	1	4	5	10	7	1			48	193
7:15 PM	1	0	2	10	2	3	8	13	9	8			54	200
7:30 PM	0	0	3	10	0	3	19	17	7	6			65	222
7:45 PM	1	4	13	18	1	8	17	17	14	3			94	259

**Mt. Airy Casino:
Woodland Road & Rear Parking Lot
Driveway**

Study Name Woodland Rd. & Casino Parking (Back) Lot DW
Start Date 09/21/2018
Start Time 3:00 PM
Site Code Fri & Sat night
Counter: MIO
Set up By: JH

Start Time	Casino Rear Parking DW Westbound		Woodland Rd. Northbound	Woodland Rd. Southbound	Total 15 min	Total Peak hour
	Left	Right	Right	Left		
Friday, September 21, 2018						
3:00 PM	13	10	3	3	29	
3:15 PM	6	5	5	3	19	
3:30 PM	6	9	1	2	18	
3:45 PM	9	7	5	6	27	93
4:00 PM	7	5	5	8	25	89
4:15 PM	14	9	10	10	43	113
4:30 PM	4	9	3	6	22	117
4:45 PM	11	12	4	4	31	121
5:00 PM	11	11	4	4	30	126
5:15 PM	8	4	8	5	25	108
5:30 PM	3	3	6	8	20	106
5:45 PM	4	4	10	4	22	97
6:00 PM	5	4	7	4	20	87
6:15 PM	6	9	6	8	29	91
6:30 PM	9	5	3	7	24	95
6:45 PM	4	4	5	8	21	94
7:00 PM	13	10	7	10	40	114
7:15 PM	2	6	9	6	23	108
7:30 PM	7	6	4	9	26	110
7:45 PM	12	5	2	3	22	111
Saturday, September 22, 2018					Total 15 Min	Total Peak hour
3:00 PM	21	7	7	9	44	
3:15 PM	14	13	6	8	41	
3:30 PM	11	10	6	7	34	
3:45 PM	21	6	7	8	42	161
4:00 PM	11	13	4	2	30	147
4:15 PM	11	8	5	5	29	135
4:30 PM	23	8	5	11	47	148
4:45 PM	19	8	6	3	36	142
5:00 PM	22	4	7	5	38	150
5:15 PM	24	7	2	6	39	160
5:30 PM	10	5	5	4	24	137
5:45 PM	17	6	8	4	35	136
6:00 PM	15	9	6	11	41	139
6:15 PM	14	5	4	7	30	130
6:30 PM	12	2	6	2	22	128
6:45 PM	18	7	1	9	35	128
7:00 PM	10	11	5	5	31	118
7:15 PM	10	9	4	5	28	116
7:30 PM	19	5	5	6	35	129
7:45 PM	17	3	6	2	28	122

APPENDIX C:
Traffic Volumes Development
Worksheets

TPD# CECO.021
 9/27/2018
 Traffic Volumes Worksheet
 Intersection:
 Synchro Node:

Shanego Road & Beaver Valley Road/Private DW-Proposed Driveway									
1	Adjacent Intersections:	West	0	East	2	North	0	South	0

Time Period: Weekday P.M. Peak Hour

	Eastbound			Westbound			Northbound			Southbound			Intersection Volume
	left	thru	right	left	thru	right	left	thru	right	left	thru	right	
2018 Existing Counts	73	5	15	4	10	7	7	36	1	3	42	0	203
Base growth (1.0196% compounded for 3 yrs)	4	0	1	0	1	0	0	2	0	0	3	0	11
													0
													0
													0
													0
2021 Base Volumes	77	5	16	4	11	7	7	38	1	3	45	0	214
New Trips		130		2	91	9			4	10			246
2021 Projected Volumes	77	135	16	6	102	16	7	38	5	13	45	0	460

Time Period: Saturday Evening

	Eastbound			Westbound			Northbound			Southbound			Intersection Volume
	left	thru	right	left	thru	right	left	thru	right	left	thru	right	
2018 Existing Counts	69	0	12	0	0	1	7	18	0	0	16	0	123
Base growth (1.0196% compounded for 3 yrs)	4	0	1	0	0	0	0	1	0	0	1	0	7
0													0
0													0
0													0
0													0
0													0
2021 Base Volumes	73	0	13	0	0	1	7	19	0	0	17	0	130
New Trips		146		5	154	12			4	12			333
2021 Projected Volumes	73	146	13	5	154	13	7	19	4	12	17	0	463

TPD# CECO.021
 9/27/2018
 Traffic Volumes Worksheet
 Intersection:
 Synchro Node:

Shenago Road Ramp/I-76 Turnpike Ramp & I-376 On Ramp/Beaver Valley Road												
2	Adjacent Intersections:	West	0	East	2	North	0	South	0			

Time Period: Weekday P.M. Peak Hour

	Eastbound			Westbound			Northbound			Southbound			Intersection Volume
	left	thru	right	left	thru	right	left	thru	right	left	thru	right	
2018 Existing Counts		33		10	4	0	181	0	66	1	66	29	388
Base growth (1.0198% compounded for 3 yrs)	0	2	0	1	0	0	11	0	4	0	4	2	24
													0
													0
													0
													0
2021 Base Volumes	0	35	0	11	4	0	192	0	69	1	69	31	412
New Trips	3	24		72	19			12	108		19	12	267
2021 Projected Volumes	3	59	0	83	23	0	192	12	175	1	88	43	679

Time Period: Saturday Evening

	Eastbound			Westbound			Northbound			Southbound			Intersection Volume
	left	thru	right	left	thru	right	left	thru	right	left	thru	right	
2018 Existing Counts		19		8	2	0	106	0	68		36	9	236
Base growth (1.0186% compounded for 3 yrs)	0	1	0	0	0	0	6	0	3	0	2	1	13
0													0
0													0
0													0
0													0
0													0
2021 Base Volumes	0	20	0	6	2	0	112	0	61	0	38	10	249
New Trips	3	28		125	29			13	118		14	3	333
2021 Projected Volumes	3	48	0	131	31	0	112	13	179	0	62	13	582

TPD# CECO.021
 9/27/2018
 Traffic Volumes Worksheet
 Intersection:
 Synchro Node:

Fairlane Blvd. (SR 0351) & Shenago Road									
3	Adjacent Intersections:	West	0	East	2	North	0	South	0

Time Period: Weekday P.M. Peak Hour

	Eastbound			Westbound			Northbound			Southbound			Intersection Volume
	left	thru	right	left	thru	right	left	thru	right	left	thru	right	
2018 Existing Counts	4	31	15	60	63	3	60	35	48	1	22	4	316
Base growth (1.0196% compounded for 3 yrs)	0	2	1	3	3	0	3	2	3	0	1	0	18
													0
													0
													0
													0
2021 Base Volumes	4	33	16	63	66	3	63	37	51	1	23	4	334
New Trips		6	10	21	4		9		15				65
2021 Projected Volumes	4	39	26	74	60	3	62	37	66	1	23	4	399

Time Period: Saturday Evening

	Eastbound			Westbound			Northbound			Southbound			Intersection Volume
	left	thru	right	left	thru	right	left	thru	right	left	thru	right	
2018 Existing Counts	1	15	8	33	39	3	44	16	24	3	23	0	207
Base growth (1.0196% compounded for 3 yrs)	0	1	0	2	2	0	3	1	1	0	1	0	11
0													0
0													0
0													0
0													0
0													0
2021 Base Volumes	1	16	6	35	41	3	47	17	25	3	24	0	218
New Trips		6	12	17	7		12		16				70
2021 Projected Volumes	1	22	18	62	48	3	69	17	41	3	24	0	288

TPD# CECO.021
 9/27/2018
 Traffic Volumes Worksheet
 Intersection:
 Synchro Node:

Fairlane Blvd. (SR 0351) & Proposed Secondary Access									
4	Adjacent Intersections:	West	0	East	2	North	0	South	0

Time Period: Weekday P.M. Peak Hour

	Eastbound			Westbound			Northbound			Southbound			Intersection Volume
	left	thru	right	left	thru	right	left	thru	right	left	thru	right	
2018 Existing Counts		80			106								186
Base growth (1.0196% compounded for 3 yrs)	0	5	0	0	6	0	0	0	0	0	0	0	11
													0
													0
													0
													0
2021 Base Volumes	0	85	0	0	112	0	0	0	0	0	0	0	197
New Trips			21	16			25		13				75
2021 Projected Volumes	0	85	21	16	112	0	25	0	13	0	0	0	272

Time Period: Saturday Evening

	Eastbound			Westbound			Northbound			Southbound			Intersection Volume
	left	thru	right	left	thru	right	left	thru	right	left	thru	right	
2018 Existing Counts		42			75								117
Base growth (1.0196% compounded for 3 yrs)	0	3	0	0	4	0	0	0	0	0	0	0	7
0													0
0													0
0													0
0													0
0													0
2021 Base Volumes	0	45	0	0	79	0	0	0	0	0	0	0	124
New Trips			22	18			24		19				83
2021 Projected Volumes	0	45	22	18	79	0	24	0	19	0	0	0	207

TPD# CECO.021
 9/27/2018
 Traffic Volumes Worksheet
 Intersection:
 Synchro Node:

I-76 EB/WB Connection Roadway/I-376 SB Off ramp									
5	Adjacent Intersections:	West	0	East	2	North	0	South	0

Time Period: Weekday P.M. Peak Hour

	Eastbound			Westbound			Northbound			Southbound			Intersection Volume
	left	thru	right	left	thru	right	left	thru	right	left	thru	right	
2018 Existing Counts													0
Base growth (1.0196% compounded for 3 yrs)	0	0	0	0	0	0	0	0	0	0	0	0	0
													0
													0
													0
													0
2021 Base Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0
New Trips		81		21	70					27			209
2021 Projected Volumes	0	91	0	21	70	0	0	0	0	27	0	0	209

Time Period: Saturday Evening

	Eastbound			Westbound			Northbound			Southbound			Intersection Volume
	left	thru	right	left	thru	right	left	thru	right	left	thru	right	
2018 Existing Counts													0
Base growth (1.0196% compounded for 3 yrs)	0	0	0	0	0	0	0	0	0	0	0	0	0
0													0
0													0
0													0
0													0
0													0
2021 Base Volumes	0	0	0	0	0	0	0	0	0	0	0	0	0
New Trips		101		32	107					30			270
2021 Projected Volumes	0	101	0	32	107	0	0	0	0	30	0	0	270

APPENDIX D:

Capacity Analysis Worksheets

Existing Conditions

1: Shenango Road & Beaver Valley Road

Existing Conditions
Timing Plan: Weekday PM Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations:												
Traffic Volume (vph)	73	5	15	4	10	7	7	36	1	3	42	0
Future Volume (vph)	73	5	15	4	10	7	7	36	1	3	42	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	10	10	10	13	13	13
Grade (%)		2%			-1%			0%			0%	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		352			311			552			622	
Travel Time (s)		8.0			7.1			12.5			14.1	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	80%	0%	0%	50%	0%	0%	0%	100%	0%	2%	0%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

1: Shenango Road & Beaver Valley Road

Existing Conditions
Timing Plan: Weekday PM Peak

Intersection												
Int Delay, s/veh	5.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Traffic Vol, veh/h	73	5	15	4	10	7	7	36	1	3	42	0
Future Vol, veh/h	73	5	15	4	10	7	7	36	1	3	42	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	2	-	-	-1	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	10	80	0	0	50	0	0	0	100	0	2	0
Mvmt Flow	83	6	17	5	11	8	8	41	1	3	48	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	121	112	48	124	112	42	48	0	0	42	0	0
Stage 1	54	54	-	58	58	-	-	-	-	-	-	-
Stage 2	67	58	-	66	54	-	-	-	-	-	-	-
Critical Hdwy	7.6	7.7	6.4	6.9	6.8	6.1	4.3	-	-	4.3	-	-
Critical Hdwy Stg 1	6.6	6.7	-	5.9	5.8	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	6.7	-	5.9	5.8	-	-	-	-	-	-	-
Follow-up Hdwy	3.1	4.72	3.1	3	4.45	3.1	3	-	-	3	-	-
Pot Cap-1 Maneuver	947	645	1088	996	701	1101	1156	-	-	1161	-	-
Stage 1	1076	714	-	1118	764	-	-	-	-	-	-	-
Stage 2	1057	711	-	1107	767	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	921	639	1088	966	694	1101	1156	-	-	1161	-	-
Mov Cap-2 Maneuver	921	639	-	966	694	-	-	-	-	-	-	-
Stage 1	1068	712	-	1110	759	-	-	-	-	-	-	-
Stage 2	1026	706	-	1078	765	-	-	-	-	-	-	-

Approach	EB		WB		NB			SB		
HCM Control Delay, s	9.4		9.4		1.3			0.5		
HCM LOS	A		A							

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1156	-	-	922	843	1161	-	-
HCM Lane V/C Ratio	0.007	-	-	0.115	0.028	0.003	-	-
HCM Control Delay (s)	8.1	0	-	9.4	9.4	8.1	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.1	0	-	-

2: I-76 Ramps/Shenango Road & I-376 Ramps/Beaver Valley Road

Existing Conditions
Timing Plan: Weekday PM Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	33	0	10	4	0	181	0	65	1	65	29
Future Volume (vph)	0	33	0	10	4	0	181	0	65	1	65	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	13	13	12	15	15	16
Grade (%)		3%			-3%			1%			-1%	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		866			352			558			404	
Travel Time (s)		19.7			8.0			9.5			6.9	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Heavy Vehicles (%)	0%	12%	0%	50%	0%	0%	8%	0%	12%	100%	8%	3%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

2: I-76 Ramps/Shenango Road & I-376 Ramps/Beaver Valley Road

Existing Conditions
Timing Plan: Weekday PM Peak

Intersection	
Intersection Delay, s/veh	9.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↗		↕	↗
Traffic Vol, veh/h	0	33	0	10	4	0	181	0	65	1	65	29
Future Vol, veh/h	0	33	0	10	4	0	181	0	65	1	65	29
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Heavy Vehicles, %	0	12	0	50	0	0	8	0	12	100	8	3
Mvmt Flow	0	42	0	13	5	0	232	0	83	1	83	37
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1
Approach		EB		WB			NB			SB		
Opposing Approach		WB		EB			SB			NB		
Opposing Lanes		1		1			2			2		
Conflicting Approach Left		SB		NB			EB			WB		
Conflicting Lanes Left		2		2			1			1		
Conflicting Approach Right		NB		SB			WB			EB		
Conflicting Lanes Right		2		2			1			1		
HCM Control Delay		8.6		9.3			10			9.6		
HCM LOS		A		A			A			A		

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	71%	2%	0%
Vol Thru, %	0%	0%	100%	29%	98%	0%
Vol Right, %	0%	100%	0%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	181	65	33	14	66	29
LT Vol	181	0	0	10	1	0
Through Vol	0	0	33	4	65	0
RT Vol	0	65	0	0	0	29
Lane Flow Rate	232	83	42	18	85	37
Geometry Grp	7	7	2	2	7	7
Degree of Util (X)	0.35	0.095	0.061	0.03	0.156	0.045
Departure Headway (Hd)	5.423	4.083	5.221	6.05	6.654	4.373
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	666	879	686	592	541	820
Service Time	3.14	1.8	3.25	4.081	4.375	2.093
HCM Lane V/C Ratio	0.348	0.094	0.061	0.03	0.157	0.045
HCM Control Delay	11	7.2	8.6	9.3	10.6	7.3
HCM Lane LOS	B	A	A	A	B	A
HCM 95th-tile Q	1.6	0.3	0.2	0.1	0.5	0.1

3: Shenango Road & Fairlane Boulevard

Existing Conditions
Timing Plan: Weekday PM Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	31	15	50	53	3	50	35	48	1	22	4
Future Volume (vph)	4	31	15	50	53	3	50	35	48	1	22	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	10	13	13	12	12	11	12	12	12
Grade (%)		3%			1%			-1%			0%	
Storage Length (ft)	180		0	230		0	0		190	0		0
Storage Lanes	1		0	1		0	0		1	0		0
Taper Length (ft)	25			25			25			25		
Link Speed (mph)		45			45			40				40
Link Distance (ft)		979			832			860				710
Travel Time (s)		14.8			12.6			14.7				12.1
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles (%)	0%	0%	7%	6%	4%	0%	6%	0%	8%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

3: Shenango Road & Fairlane Boulevard

Existing Conditions
Timing Plan: Weekday PM Peak

Intersection												
Int Delay, s/veh	6.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	31	15	50	53	3	50	35	48	1	22	4
Future Vol, veh/h	4	31	15	50	53	3	50	35	48	1	22	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	180	-	-	230	-	-	-	-	190	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	3	-	-	1	-	-	-1	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	7	6	4	0	6	0	8	0	0	0
Mvmt Flow	5	36	17	58	62	3	58	41	56	1	26	5

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	65	0	0	53	0	0	250	236	45	283	243	64
Stage 1	-	-	-	-	-	-	55	55	-	180	180	-
Stage 2	-	-	-	-	-	-	195	181	-	103	63	-
Critical Hdwy	4.3	-	-	4.4	-	-	6.96	6.3	6.18	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	5.96	5.3	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	5.96	5.3	-	6.1	5.5	-
Follow-up Hdwy	3	-	-	3	-	-	3.1	4	3.2	3	4	3.1
Pot Cap-1 Maneuver	1141	-	-	1150	-	-	796	677	1062	771	662	1069
Stage 1	-	-	-	-	-	-	1086	856	-	953	754	-
Stage 2	-	-	-	-	-	-	913	761	-	1052	846	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1141	-	-	1150	-	-	736	640	1062	666	626	1069
Mov Cap-2 Maneuver	-	-	-	-	-	-	736	640	-	666	626	-
Stage 1	-	-	-	-	-	-	1082	853	-	949	716	-
Stage 2	-	-	-	-	-	-	832	723	-	945	843	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.7	3.9	10.2	10.6
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	693	1062	1141	-	-	1150	-	-	669
HCM Lane V/C Ratio	0.143	0.053	0.004	-	-	0.051	-	-	0.047
HCM Control Delay (s)	11.1	8.6	8.2	-	-	8.3	-	-	10.6
HCM Lane LOS	B	A	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.5	0.2	0	-	-	0.2	-	-	0.1

1: Shenango Road & Beaver Valley Road

Existing Conditions
Timing Plan: Saturday Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	69	0	12	0	0	1	7	18	0	0	16	0
Future Volume (vph)	69	0	12	0	0	1	7	18	0	0	16	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	10	10	10	13	13	13
Grade (%)		2%			-1%			0%				0%
Link Speed (mph)		30			30			30				30
Link Distance (ft)		352			311			552				622
Travel Time (s)		8.0			7.1			12.5				14.1
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles (%)	7%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free				Free
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

1: Shenango Road & Beaver Valley Road

Existing Conditions
Timing Plan: Saturday Peak

Intersection												
Int Delay, s/veh	6.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	69	0	12	0	0	1	7	18	0	0	16	0
Future Vol, veh/h	69	0	12	0	0	1	7	18	0	0	16	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	2	-	-	-1	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	7	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	84	0	15	0	0	1	9	22	0	0	20	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	61	60	20	68	60	22	20	0	0	22	0	0
Stage 1	20	20	-	40	40	-	-	-	-	-	-	-
Stage 2	41	40	-	28	20	-	-	-	-	-	-	-
Critical Hdwy	7.57	6.9	6.4	6.9	6.3	6.1	4.3	-	-	4.3	-	-
Critical Hdwy Stg 1	6.57	5.9	-	5.9	5.3	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.57	5.9	-	5.9	5.3	-	-	-	-	-	-	-
Follow-up Hdwy	3.1	4	3.1	3	4	3.1	3	-	-	3	-	-
Pot Cap-1 Maneuver	1049	829	1130	1083	838	1129	1181	-	-	1180	-	-
Stage 1	1129	881	-	1143	868	-	-	-	-	-	-	-
Stage 2	1097	862	-	1160	884	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1042	822	1130	1062	831	1129	1181	-	-	1180	-	-
Mov Cap-2 Maneuver	1042	822	-	1062	831	-	-	-	-	-	-	-
Stage 1	1120	881	-	1134	861	-	-	-	-	-	-	-
Stage 2	1087	855	-	1145	884	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	8.8		8.2		2.3		0	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1181	-	-	1054	1129	1180	-	-
HCM Lane V/C Ratio	0.007	-	-	0.094	0.001	-	-	-
HCM Control Delay (s)	8.1	0	-	8.8	8.2	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0	0	-	-

2: I-76 Ramps/Shenango Road & I-376 Ramps/Beaver Valley Road

Existing Conditions

Timing Plan: Saturday Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	19	0	6	2	0	106	0	58	0	36	9
Future Volume (vph)	0	19	0	6	2	0	106	0	58	0	36	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	13	13	12	15	15	16
Grade (%)		3%			-3%			1%			-1%	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		866			352			558			404	
Travel Time (s)		19.7			8.0			9.5			6.9	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	0%	5%	0%	0%	0%	0%	3%	0%	7%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

2: I-76 Ramps/Shenango Road & I-376 Ramps/Beaver Valley Road

Existing Conditions
Timing Plan: Saturday Peak

Intersection	
Intersection Delay, s/veh	8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↕			↕	↕		↕	↕
Traffic Vol, veh/h	0	19	0	6	2	0	106	0	58	0	36	9
Future Vol, veh/h	0	19	0	6	2	0	106	0	58	0	36	9
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	0	5	0	0	0	0	3	0	7	0	0	0
Mvmt Flow	0	21	0	7	2	0	119	0	65	0	40	10
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1
Approach		EB		WB			NB				SB	
Opposing Approach		WB		EB			SB				NB	
Opposing Lanes		1		1			2				2	
Conflicting Approach Left		SB		NB			EB				WB	
Conflicting Lanes Left		2		2			1				1	
Conflicting Approach Right		NB		SB			WB				EB	
Conflicting Lanes Right		2		2			1				1	
HCM Control Delay		7.7		7.7			8.2				7.5	
HCM LOS		A		A			A				A	

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	75%	0%	0%
Vol Thru, %	0%	0%	100%	25%	100%	0%
Vol Right, %	0%	100%	0%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	106	58	19	8	36	9
LT Vol	106	0	0	6	0	0
Through Vol	0	0	19	2	36	0
RT Vol	0	58	0	0	0	9
Lane Flow Rate	119	65	21	9	40	10
Geometry Grp	7	7	2	2	7	7
Degree of Util (X)	0.17	0.07	0.027	0.012	0.052	0.011
Departure Headway (Hd)	5.13	3.878	4.542	4.622	4.646	3.945
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	699	921	793	779	764	897
Service Time	2.864	1.611	2.543	2.623	2.417	1.715
HCM Lane V/C Ratio	0.17	0.071	0.026	0.012	0.052	0.011
HCM Control Delay	8.9	6.9	7.7	7.7	7.7	6.8
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0.6	0.2	0.1	0	0.2	0

3: Shenango Road & Fairlane Boulevard

Existing Conditions
Timing Plan: Saturday Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	15	6	33	39	3	44	16	24	3	23	0
Future Volume (vph)	1	15	6	33	39	3	44	16	24	3	23	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	10	13	13	12	12	11	12	12	12
Grade (%)		3%			1%			-1%				0%
Storage Length (ft)	180		0	230		0	0		190	0		0
Storage Lanes	1		0	1		0	0		1	0		0
Taper Length (ft)	25			25			25			25		
Link Speed (mph)		45			45			40			40	
Link Distance (ft)		979			832			860			710	
Travel Time (s)		14.8			12.6			14.7			12.1	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	0%	4%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

3: Shenango Road & Fairlane Boulevard

Existing Conditions
Timing Plan: Saturday Peak

Intersection												
Int Delay, s/veh	6.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↖	↗		↔	
Traffic Vol, veh/h	1	15	6	33	39	3	44	16	24	3	23	0
Future Vol, veh/h	1	15	6	33	39	3	44	16	24	3	23	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	180	-	-	230	-	-	-	-	190	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	3	-	-	1	-	-	-1	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0	0	0	4	0	0	0
Mvmt Flow	1	17	7	38	45	3	51	19	28	3	27	0

Major/Minor	Major1		Major2		Minor1			Minor2				
Conflicting Flow All	48	0	0	24	0	0	159	147	21	169	149	47
Stage 1	-	-	-	-	-	-	23	23	-	123	123	-
Stage 2	-	-	-	-	-	-	136	124	-	46	26	-
Critical Hdwy	4.3	-	-	4.3	-	-	6.9	6.3	6.14	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	5.9	5.3	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	5.9	5.3	-	6.1	5.5	-
Follow-up Hdwy	3	-	-	3	-	-	3	4	3.1	3	4	3.1
Pot Cap-1 Maneuver	1156	-	-	1178	-	-	945	754	1131	922	746	1093
Stage 1	-	-	-	-	-	-	1167	881	-	1025	798	-
Stage 2	-	-	-	-	-	-	1016	803	-	1131	878	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1156	-	-	1178	-	-	895	729	1131	859	721	1093
Mov Cap-2 Maneuver	-	-	-	-	-	-	895	729	-	859	721	-
Stage 1	-	-	-	-	-	-	1166	880	-	1024	772	-
Stage 2	-	-	-	-	-	-	949	777	-	1079	877	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	0.4		3.6		9.2		10.1	
HCM LOS					A		B	

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	844	1131	1156	-	-	1178	-	-	735
HCM Lane V/C Ratio	0.083	0.025	0.001	-	-	0.033	-	-	0.041
HCM Control Delay (s)	9.6	8.3	8.1	-	-	8.2	-	-	10.1
HCM Lane LOS	A	A	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.3	0.1	0	-	-	0.1	-	-	0.1

2021 Base Conditions (No-Build)

1: Shenango Road & Beaver Valley Road

2021 Base Conditions
Timing Plan: Weekday PM Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	77	5	16	4	11	7	7	38	1	3	45	0
Future Volume (vph)	77	5	16	4	11	7	7	38	1	3	45	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	10	10	10	13	13	13
Grade (%)		2%			-1%			0%			0%	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		352			311			552			622	
Travel Time (s)		8.0			7.1			12.5			14.1	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	80%	0%	0%	50%	0%	0%	0%	100%	0%	2%	0%
Shared Lane Traffic (%)												
Sign. Control		Stop			Stop			Free			Free	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

1: Shenango Road & Beaver Valley Road

2021 Base Conditions
Timing Plan: Weekday PM Peak

Intersection												
Int Delay, s/veh	5.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Traffic Vol, veh/h	77	5	16	4	11	7	7	38	1	3	45	0
Future Vol, veh/h	77	5	16	4	11	7	7	38	1	3	45	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	2	-	-	-1	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	10	80	0	0	50	0	0	0	100	0	2	0
Mvmt Flow	88	6	18	5	13	8	8	43	1	3	51	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	127	117	51	129	117	44	51	0	0	44	0	0
Stage 1	57	57	-	60	60	-	-	-	-	-	-	-
Stage 2	70	60	-	69	57	-	-	-	-	-	-	-
Critical Hdwy	7.6	7.7	6.4	6.9	6.8	6.1	4.3	-	-	4.3	-	-
Critical Hdwy Stg 1	6.6	6.7	-	5.9	5.8	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	6.7	-	5.9	5.8	-	-	-	-	-	-	-
Follow-up Hdwy	3.1	4.72	3.1	3	4.45	3.1	3	-	-	3	-	-
Pot Cap-1 Maneuver	938	641	1084	988	697	1098	1153	-	-	1160	-	-
Stage 1	1072	712	-	1115	762	-	-	-	-	-	-	-
Stage 2	1053	709	-	1103	764	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	912	635	1084	957	690	1098	1153	-	-	1160	-	-
Mov Cap-2 Maneuver	912	635	-	957	690	-	-	-	-	-	-	-
Stage 1	1064	710	-	1107	757	-	-	-	-	-	-	-
Stage 2	1021	704	-	1073	762	-	-	-	-	-	-	-

Approach	EB		WB		NB			SB		
HCM Control Delay, s	9.5		9.5		1.2			0.5		
HCM LOS	A		A							

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1153	-	-	915	830	1160	-	-
HCM Lane V/C Ratio	0.007	-	-	0.122	0.03	0.003	-	-
HCM Control Delay (s)	8.1	0	-	9.5	9.5	8.1	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0.1	0	-	-

2: I-76 WB Ramps/Shenango Road & I-376 Ramps/Beaver Valley Road 2021 Base Conditions
 Timing Plan: Weekday PM Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	35	0	11	4	0	192	0	69	1	69	31
Future Volume (vph)	0	35	0	11	4	0	192	0	69	1	69	31
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	13	13	12	15	15	16
Grade (%)		3%			-3%			1%			-1%	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		866			352			558			404	
Travel Time (s)		19.7			8.0			9.5			6.9	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Heavy Vehicles (%)	0%	12%	0%	50%	0%	0%	8%	0%	12%	100%	8%	3%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

2: I-76 WB Ramps/Shenango Road & I-376 Ramps/Beaver Valley Road 2021 Base Conditions
 Timing Plan: Weekday PM Peak

Intersection	
Intersection Delay, s/veh	10
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔	↔		↔	↔
Traffic Vol, veh/h	0	35	0	11	4	0	192	0	69	1	69	31
Future Vol, veh/h	0	35	0	11	4	0	192	0	69	1	69	31
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Heavy Vehicles, %	0	12	0	50	0	0	8	0	12	100	8	3
Mvmt Flow	0	45	0	14	5	0	246	0	88	1	88	40
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay	8.7	9.4	10.3	9.8
HCM LOS	A	A	B	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	73%	1%	0%
Vol Thru, %	0%	0%	100%	27%	99%	0%
Vol Right, %	0%	100%	0%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	192	69	35	15	70	31
LT Vol	192	0	0	11	1	0
Through Vol	0	0	35	4	69	0
RT Vol	0	69	0	0	0	31
Lane Flow Rate	246	88	45	19	90	40
Geometry Grp	7	7	2	2	7	7
Degree of Util (X)	0.372	0.101	0.066	0.033	0.167	0.049
Departure Headway (Hd)	5.445	4.105	5.288	6.125	6.686	4.405
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	662	874	678	585	538	813
Service Time	3.166	1.826	3.319	4.159	4.412	2.13
HCM Lane V/C Ratio	0.372	0.101	0.066	0.032	0.167	0.049
HCM Control Delay	11.4	7.3	8.7	9.4	10.8	7.4
HCM Lane LOS	B	A	A	A	B	A
HCM 95th-tile Q	1.7	0.3	0.2	0.1	0.6	0.2

3: Shenango Road & Fairlane Boulevard

2021 Base Conditions
Timing Plan: Weekday PM Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	33	16	53	56	3	53	37	51	1	23	4
Future Volume (vph)	4	33	16	53	56	3	53	37	51	1	23	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	10	13	13	12	12	11	12	12	12
Grade (%)		3%			1%			-1%				0%
Storage Length (ft)	180		0	230		0	0		190	0		0
Storage Lanes	1		0	1		0	0		1	0		0
Taper Length (ft)	25			25			25			25		
Link Speed (mph)		45			45			40				40
Link Distance (ft)		979			832			860				710
Travel Time (s)		14.8			12.6			14.7				12.1
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles (%)	0%	0%	7%	6%	4%	0%	6%	0%	8%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop				Stop
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

3: Shenango Road & Fairlane Boulevard

2021 Base Conditions
Timing Plan: Weekday PM Peak

Intersection												
Int Delay, s/veh	6.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗		↖	↗		↔	↔	
Traffic Vol, veh/h	4	33	16	53	56	3	53	37	51	1	23	4
Future Vol, veh/h	4	33	16	53	56	3	53	37	51	1	23	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	180	-	-	230	-	-	-	-	190	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	3	-	-	1	-	-	-1	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	7	6	4	0	6	0	8	0	0	0
Mvmt Flow	5	38	19	62	65	3	62	43	59	1	27	5

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	68	0	0	57	0	0	265	250	48	300	258	67
Stage 1	-	-	-	-	-	-	58	58	-	191	191	-
Stage 2	-	-	-	-	-	-	207	192	-	109	67	-
Critical Hdwy	4.3	-	-	4.4	-	-	6.96	6.3	6.18	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	5.96	5.3	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	5.96	5.3	-	6.1	5.5	-
Follow-up Hdwy	3	-	-	3	-	-	3	4	3.2	3	4	3.1
Pot Cap-1 Maneuver	1138	-	-	1146	-	-	801	666	1058	751	650	1065
Stage 1	-	-	-	-	-	-	1117	853	-	939	746	-
Stage 2	-	-	-	-	-	-	927	753	-	1044	843	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1138	-	-	1146	-	-	737	627	1058	642	612	1065
Mov Cap-2 Maneuver	-	-	-	-	-	-	737	627	-	642	612	-
Stage 1	-	-	-	-	-	-	1113	850	-	935	706	-
Stage 2	-	-	-	-	-	-	840	712	-	931	840	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	3.9	10.3	10.8
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	687	1058	1138	-	-	1146	-	-	653
HCM Lane V/C Ratio	0.152	0.056	0.004	-	-	0.054	-	-	0.05
HCM Control Delay (s)	11.2	8.6	8.2	-	-	8.3	-	-	10.8
HCM Lane LOS	B	A	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.5	0.2	0	-	-	0.2	-	-	0.2

1: Shenango Road & Beaver Valley Road

2021 Base Conditions

Timing Plan: Saturday Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	73	0	13	0	0	1	7	19	0	0	17	0
Future Volume (vph)	73	0	13	0	0	1	7	19	0	0	17	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	10	10	10	13	13	13
Grade (%)		2%			-1%			0%			0%	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		352			311			552			622	
Travel Time (s)		8.0			7.1			12.5			14.1	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Heavy Vehicles (%)	7%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

1: Shenango Road & Beaver Valley Road

2021 Base Conditions

Timing Plan, Saturday Peak

Intersection												
Int Delay, s/veh	6.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	73	0	13	0	0	1	7	19	0	0	17	0
Future Vol, veh/h	73	0	13	0	0	1	7	19	0	0	17	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	2	-	-	-1	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	7	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	89	0	16	0	0	1	9	23	0	0	21	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	63	62	21	70	62	23	21	0	0	23	0	0
Stage 1	21	21	-	41	41	-	-	-	-	-	-	-
Stage 2	42	41	-	29	21	-	-	-	-	-	-	-
Critical Hdwy	7.57	6.9	6.4	6.9	6.3	6.1	4.3	-	-	4.3	-	-
Critical Hdwy Stg 1	6.57	5.9	-	5.9	5.3	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.57	5.9	-	5.9	5.3	-	-	-	-	-	-	-
Follow-up Hdwy	3.1	4	3.1	3	4	3.1	3	-	-	3	-	-
Pot Cap-1 Maneuver	1045	827	1129	1080	836	1128	1181	-	-	1179	-	-
Stage 1	1128	880	-	1141	867	-	-	-	-	-	-	-
Stage 2	1095	861	-	1158	883	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1038	820	1129	1058	829	1128	1181	-	-	1179	-	-
Mov Cap-2 Maneuver	1038	820	-	1058	829	-	-	-	-	-	-	-
Stage 1	1119	880	-	1132	860	-	-	-	-	-	-	-
Stage 2	1085	854	-	1142	883	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	8.8		8.2		2.2		0	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1181	-	-	1051	1128	1179	-	-
HCM Lane V/C Ratio	0.007	-	-	0.1	0.001	-	-	-
HCM Control Delay (s)	8.1	0	-	8.8	8.2	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0	0	-	-

2: I-76 Ramps/Shenango Road & I-376 Ramps/Beaver Valley Road

2021 Base Conditions

Timing Plan: Saturday Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	20	0	6	2	0	112	0	61	0	38	10
Future Volume (vph)	0	20	0	6	2	0	112	0	61	0	38	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	13	13	12	15	15	16
Grade (%)		3%			-3%			1%			-1%	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		866			352			558			404	
Travel Time (s)		19.7			8.0			9.5			6.9	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	0%	5%	0%	0%	0%	0%	3%	0%	7%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

2: I-76 Ramps/Shenango Road & I-376 Ramps/Beaver Valley Road

2021 Base Conditions

Timing Plan: Saturday Peak

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔	↔		↔	↔
Traffic Vol, veh/h	0	20	0	6	2	0	112	0	61	0	38	10
Future Vol, veh/h	0	20	0	6	2	0	112	0	61	0	38	10
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	0	5	0	0	0	0	3	0	7	0	0	0
Mvmt Flow	0	22	0	7	2	0	126	0	69	0	43	11
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1
Approach		EB		WB			NB				SB	
Opposing Approach		WB		EB			SB				NB	
Opposing Lanes		1		1			2				2	
Conflicting Approach Left		SB		NB			EB				WB	
Conflicting Lanes Left		2		2			1				1	
Conflicting Approach Right		NB		SB			WB				EB	
Conflicting Lanes Right		2		2			1				1	
HCM Control Delay		7.7		7.7			8.3				7.5	
HCM LOS		A		A			A				A	

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	0%	75%	0%	0%
Vol Thru, %	0%	0%	100%	25%	100%	0%
Vol Right, %	0%	100%	0%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	112	61	20	8	38	10
LT Vol	112	0	0	6	0	0
Through Vol	0	0	20	2	38	0
RT Vol	0	61	0	0	0	10
Lane Flow Rate	126	69	22	9	43	11
Geometry Grp	7	7	2	2	7	7
Degree of Util (X)	0.179	0.074	0.029	0.012	0.055	0.012
Departure Headway (Hd)	5.133	3.881	4.571	4.652	4.654	3.953
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	698	920	788	774	762	894
Service Time	2.87	1.618	2.572	2.654	2.429	1.728
HCM Lane V/C Ratio	0.181	0.075	0.028	0.012	0.056	0.012
HCM Control Delay	9	6.9	7.7	7.7	7.7	6.8
HCM Lane LOS	A	A	A	A	A	A
HCM 95th-tile Q	0.6	0.2	0.1	0	0.2	0

3: Shenango Road & Fairlane Boulevard

2021 Base Conditions

Timing Plan: Saturday Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	16	6	35	41	3	47	17	25	3	24	0
Future Volume (vph)	1	16	6	35	41	3	47	17	25	3	24	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	10	13	13	12	12	11	12	12	12
Grade (%)		3%			1%			-1%				0%
Storage Length (ft)	180		0	230		0	0		190	0		0
Storage Lanes	1		0	1		0	0		1	0		0
Taper Length (ft)	25			25			25			25		
Link Speed (mph)		45			45			40				40
Link Distance (ft)		979			832			860				710
Travel Time (s)		14.8			12.6			14.7				12.1
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	0%	4%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop				Stop
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

3: Shenango Road & Fairlane Boulevard

2021 Base Conditions

Timing Plan: Saturday Peak

Intersection												
Int Delay, s/veh	6.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗			↖	↗		↔	
Traffic Vol, veh/h	1	16	6	35	41	3	47	17	25	3	24	0
Future Vol, veh/h	1	16	6	35	41	3	47	17	25	3	24	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	180	-	-	230	-	-	-	-	190	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	3	-	-	1	-	-	-1	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0	0	0	4	0	0	0
Mvmt Flow	1	19	7	41	48	3	55	20	29	3	28	0

Major/Minor	Major1		Major2		Minor1		Minor2					
Conflicting Flow All	51	0	0	26	0	0	171	158	23	181	160	50
Stage 1	-	-	-	-	-	-	25	25	-	132	132	-
Stage 2	-	-	-	-	-	-	146	133	-	49	28	-
Critical Hdwy	4.3	-	-	4.3	-	-	6.9	6.3	6.14	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	5.9	5.3	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	5.9	5.3	-	6.1	5.5	-
Follow-up Hdwy	3	-	-	3	-	-	3	4	3.1	3	4	3.1
Pot Cap-1 Maneuver	1153	-	-	1176	-	-	928	744	1128	905	736	1089
Stage 1	-	-	-	-	-	-	1164	880	-	1013	791	-
Stage 2	-	-	-	-	-	-	1003	796	-	1127	876	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1153	-	-	1176	-	-	876	717	1128	840	710	1089
Mov Cap-2 Maneuver	-	-	-	-	-	-	876	717	-	840	710	-
Stage 1	-	-	-	-	-	-	1163	879	-	1012	763	-
Stage 2	-	-	-	-	-	-	933	768	-	1072	875	-

Approach	EB		WB		NB		SB
HCM Control Delay, s	0.4		3.6		9.4		10.2
HCM LOS					A		B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	827	1128	1153	-	-	1176	-	-	722
HCM Lane V/C Ratio	0.09	0.026	0.001	-	-	0.035	-	-	0.043
HCM Control Delay (s)	9.8	8.3	8.1	-	-	8.2	-	-	10.2
HCM Lane LOS	A	A	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.3	0.1	0	-	-	0.1	-	-	0.1

2021 Projected Conditions (Build)

1: Shenango Road & Beaver Valley Road

2021 Projected Conditions

Timing Plan: Weekday PM Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	77	135	16	6	102	16	7	38	5	13	45	0
Future Volume (vph)	77	135	16	6	102	16	7	38	5	13	45	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	10	10	10	13	13	13
Grade (%)		2%			-1%			0%			0%	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		352			311			552			622	
Travel Time (s)		8.0			7.1			12.5			14.1	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	10%	2%	2%	2%	2%	2%	2%	2%	20%	2%	2%	2%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

1: Shenango Road & Beaver Valley Road

2021 Projected Conditions

Timing Plan: Weekday PM Peak

Intersection												
Int Delay, s/veh	9.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Traffic Vol, veh/h	77	135	16	6	102	16	7	38	5	13	45	0
Future Vol, veh/h	77	135	16	6	102	16	7	38	5	13	45	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	2	-	-	-1	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	10	2	2	2	2	2	2	2	20	2	2	2
Mvmt Flow	86	150	18	7	113	18	8	42	6	14	50	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	205	142	50	223	139	45	50	0	0	48	0	0
Stage 1	78	78	-	61	61	-	-	-	-	-	-	-
Stage 2	127	64	-	162	78	-	-	-	-	-	-	-
Critical Hdwy	7.6	6.92	6.42	6.92	6.32	6.12	4.3	-	-	4.3	-	-
Critical Hdwy Stg 1	6.6	5.92	-	5.92	5.32	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.6	5.92	-	5.92	5.32	-	-	-	-	-	-	-
Follow-up Hdwy	3.1	4.018	3.1	3	4.018	3.1	3	-	-	3	-	-
Pot Cap-1 Maneuver	822	737	1085	857	758	1097	1154	-	-	1156	-	-
Stage 1	1041	823	-	1113	847	-	-	-	-	-	-	-
Stage 2	971	836	-	983	834	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	704	723	1085	698	744	1097	1154	-	-	1156	-	-
Mov Cap-2 Maneuver	704	723	-	698	744	-	-	-	-	-	-	-
Stage 1	1034	813	-	1105	841	-	-	-	-	-	-	-
Stage 2	821	830	-	779	824	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	12.5		10.7		1.1		1.8	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1154	-	-	733	774	1156	-	-
HCM Lane V/C Ratio	0.007	-	-	0.346	0.178	0.012	-	-
HCM Control Delay (s)	8.1	0	-	12.5	10.7	8.2	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.5	0.6	0	-	-

2: I-76 WB Ramps/Sheenango Road & I-376 Ramps/Beaver Valley Road 2021 Projected Conditions

Timing Plan: Weekday PM Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	3	59	0	83	23	0	192	12	175	1	88	43
Future Volume (vph)	3	59	0	83	23	0	192	12	175	1	88	43
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	13	13	12	15	15	16
Grade (%)		3%			-3%			1%			-1%	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		866			352			558			404	
Travel Time (s)		19.7			8.0			9.5			6.9	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Heavy Vehicles (%)	0%	12%	0%	6%	0%	0%	8%	0%	12%	100%	8%	3%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

2: I-76 WB Ramps/Shenango Road & I-376 Ramps/Beaver Valley Road 2021 Projected Conditions

Timing Plan: Weekday PM Peak

Intersection	
Intersection Delay, s/veh	11.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖			↗			↖	↗		↖	↗
Traffic Vol, veh/h	3	59	0	83	23	0	192	12	175	1	88	43
Future Vol, veh/h	3	59	0	83	23	0	192	12	175	1	88	43
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Heavy Vehicles, %	0	12	0	6	0	0	8	0	12	100	8	3
Mvmt Flow	4	76	0	106	29	0	246	15	224	1	113	55
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	1			1			2			2		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	2			2			1			1		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	2			2			1			1		
HCM Control Delay	9.7			10.7			11.6			11.1		
HCM LOS	A			B			B			B		

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	94%	0%	5%	78%	1%	0%
Vol Thru, %	6%	0%	95%	22%	99%	0%
Vol Right, %	0%	100%	0%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	204	175	62	106	89	43
LT Vol	192	0	3	83	1	0
Through Vol	12	0	59	23	88	0
RT Vol	0	175	0	0	0	43
Lane Flow Rate	262	224	79	136	114	55
Geometry Grp	7	7	2	2	7	7
Degree of Util (X)	0.439	0.294	0.128	0.224	0.237	0.079
Departure Headway (Hd)	6.044	4.724	5.807	5.927	7.472	5.174
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	599	765	618	606	482	693
Service Time	3.744	2.424	3.841	3.956	5.198	2.9
HCM Lane V/C Ratio	0.437	0.293	0.128	0.224	0.237	0.079
HCM Control Delay	13.4	9.4	9.7	10.7	12.5	8.3
HCM Lane LOS	B	A	A	B	B	A
HCM 95th-tile Q	2.2	1.2	0.4	0.9	0.9	0.3

3: Shenango Road & Fairlane Boulevard

2021 Projected Conditions

Timing Plan: Weekday PM Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	39	26	74	60	3	62	37	66	1	23	4
Future Volume (vph)	4	39	26	74	60	3	62	37	66	1	23	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	10	13	13	12	12	11	12	12	12
Grade (%)		3%			1%			-1%			0%	
Storage Length (ft)	180		0	230		0	0		190	0		0
Storage Lanes	1		0	1		0	0		1	0		0
Taper Length (ft)	25			25			25			25		
Link Speed (mph)		45			45			40			40	
Link Distance (ft)		979			590			860			710	
Travel Time (s)		14.8			8.9			14.7			12.1	
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles (%)	0%	0%	7%	6%	4%	0%	6%	0%	8%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Free		Free			Stop		Stop			
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

3: Shenango Road & Fairlane Boulevard

2021 Projected Conditions

Timing Plan: Weekday PM Peak

Intersection												
Int Delay, s/veh	6.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↗		↖	↗		↖	↗	↖
Traffic Vol, veh/h	4	39	26	74	60	3	62	37	66	1	23	4
Future Vol, veh/h	4	39	26	74	60	3	62	37	66	1	23	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	180	-	-	230	-	-	-	-	190	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	3	-	-	1	-	-	-1	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	7	6	4	0	6	0	8	0	0	0
Mvmt Flow	5	45	30	86	70	3	72	43	77	1	27	5

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	73	0	0	75	0	0	330	315	60	374	329	72
Stage 1	-	-	-	-	-	-	70	70	-	244	244	-
Stage 2	-	-	-	-	-	-	260	245	-	130	85	-
Critical Hdwy	4.1	-	-	4.16	-	-	6.96	6.3	6.18	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	5.96	5.3	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	5.96	5.3	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.254	-	-	3.554	4	3.372	3.5	4	3.3
Pot Cap-1 Maneuver	1540	-	-	1499	-	-	627	615	990	587	593	996
Stage 1	-	-	-	-	-	-	934	844	-	764	708	-
Stage 2	-	-	-	-	-	-	747	717	-	878	828	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1540	-	-	1499	-	-	574	578	990	487	557	996
Mov Cap-2 Maneuver	-	-	-	-	-	-	574	578	-	487	557	-
Stage 1	-	-	-	-	-	-	931	841	-	762	668	-
Stage 2	-	-	-	-	-	-	673	676	-	766	826	-

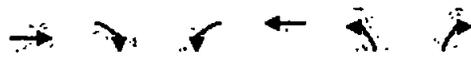
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.4			4.1			11.2			11.4		
HCM LOS							B			B		

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	575	990	1540	-	-	1499	-	-	591
HCM Lane V/C Ratio	0.2	0.078	0.003	-	-	0.057	-	-	0.055
HCM Control Delay (s)	12.8	8.9	7.3	-	-	7.5	-	-	11.4
HCM Lane LOS	B	A	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.7	0.3	0	-	-	0.2	-	-	0.2

4: Secondary Access & Fairlane Boulevard

2021 Projected Conditions

Timing Plan: Weekday PM Peak



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑		↑		↑	
Traffic Volume (vph)	85	21	16	112	25	13
Future Volume (vph)	85	21	16	112	25	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Grade (%)	0%			1%	0%	
Link Speed (mph)	45			45	30	
Link Distance (ft)	590			241	372	
Travel Time (s)	8.9			3.7	8.5	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Shared Lane Traffic (%)						
Sign Control	Free			Free	Stop	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					

4: Secondary Access & Fairlane Boulevard

2021 Projected Conditions

Timing Plan: Weekday PM Peak

Intersection						
Int Delay, s/veh	1.8					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↔		↔		↔	
Traffic Vol, veh/h	85	21	16	112	25	13
Future Vol, veh/h	85	21	16	112	25	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	1	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	94	23	18	124	28	14

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	117	0	266 106
Stage 1	-	-	-	-	106 -
Stage 2	-	-	-	-	160 -
Critical Hdwy	-	-	4.3	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	-	-	3	-	3 3.1
Pot Cap-1 Maneuver	-	-	1095	-	833 1012
Stage 1	-	-	-	-	1069 -
Stage 2	-	-	-	-	1007 -
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1095	-	818 1012
Mov Cap-2 Maneuver	-	-	-	-	818 -
Stage 1	-	-	-	-	1069 -
Stage 2	-	-	-	-	989 -

Approach	EB	WB	NB
HCM Control Delay, s	0	1	9.3
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	875	-	-	1095	-
HCM Lane V/C Ratio	0.048	-	-	0.016	-
HCM Control Delay (s)	9.3	-	-	8.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

1: Shenango Road & Beaver Valley Road

2021 Projected Conditions

Timing Plan: Saturday Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	73	146	13	5	154	13	7	19	4	12	17	0
Future Volume (vph)	73	146	13	5	154	13	7	19	4	12	17	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	10	10	10	13	13	13
Grade (%)		2%			-1%			0%			0%	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		352			311			552			622	
Travel Time (s)		8.0			7.1			12.5			14.1	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	7%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Area Type: Other

Control Type: Unsignalized

1: Shenango Road & Beaver Valley Road

2021 Projected Conditions

Timing Plan: Saturday Peak

Intersection												
Int Delay, s/veh	10.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Traffic Vol, veh/h	73	146	13	5	154	13	7	19	4	12	17	0
Future Vol, veh/h	73	146	13	5	154	13	7	19	4	12	17	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	2	-	-	-1	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	7	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	81	162	14	6	171	14	8	21	4	13	19	0

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	177	86	19	172	84	23	19	0	0	25	0	0
Stage 1	45	45	-	39	39	-	-	-	-	-	-	-
Stage 2	132	41	-	133	45	-	-	-	-	-	-	-
Critical Hdwy	7.57	6.9	6.4	6.9	6.3	6.1	4.3	-	-	4.3	-	-
Critical Hdwy Stg 1	6.57	5.9	-	5.9	5.3	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.57	5.9	-	5.9	5.3	-	-	-	-	-	-	-
Follow-up Hdwy	3.1	4	3.1	3	4	3.1	3	-	-	3	-	-
Pot Cap-1 Maneuver	863	800	1132	926	814	1128	1182	-	-	1177	-	-
Stage 1	1091	857	-	1144	868	-	-	-	-	-	-	-
Stage 2	966	861	-	1019	864	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	702	786	1132	758	799	1128	1182	-	-	1177	-	-
Mov Cap-2 Maneuver	702	786	-	758	799	-	-	-	-	-	-	-
Stage 1	1083	848	-	1136	862	-	-	-	-	-	-	-
Stage 2	759	855	-	805	854	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12	10.8	1.9	3.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1182	-	-	770	816	1177	-	-
HCM Lane V/C Ratio	0.007	-	-	0.335	0.234	0.011	-	-
HCM Control Delay (s)	8.1	0	-	12	10.8	8.1	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.5	0.9	0	-	-

2: I-76 WB Ramps/Shenango Road & I-376 Ramps/Beaver Valley Road 2021 Projected Conditions

Timing Plan: Saturday Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	3	48	0	131	31	0	112	13	179	0	52	13
Future Volume (vph)	3	48	0	131	31	0	112	13	179	0	52	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	13	13	12	15	15	16
Grade (%)		3%			-3%			1%			-1%	
Link Speed (mph)		30			30			40			40	
Link Distance (ft)		866			352			558			404	
Travel Time (s)		19.7			8.0			9.5			6.9	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	0%	5%	0%	0%	0%	0%	3%	0%	7%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Stop			Stop			Stop			Stop	
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

2: I-76 WB Ramps/Shenango Road & I-376 Ramps/Beaver Valley Road 2021 Projected Conditions
 Timing Plan: Saturday Peak

Intersection	
Intersection Delay, s/veh	9.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↗		↕	↗
Traffic Vol, veh/h	3	48	0	131	31	0	112	13	179	0	52	13
Future Vol, veh/h	3	48	0	131	31	0	112	13	179	0	52	13
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	0	5	0	0	0	0	3	0	7	0	0	0
Mvmt Flow	3	54	0	147	35	0	126	15	201	0	58	15
Number of Lanes	0	1	0	0	1	0	0	1	1	0	1	1
Approach	EB		WB			NB			SB			
Opposing Approach	WB		EB			SB			NB			
Opposing Lanes	1		1			2			2			
Conflicting Approach Left	SB		NB			EB			WB			
Conflicting Lanes Left	2		2			1			1			
Conflicting Approach Right	NB		SB			WB			EB			
Conflicting Lanes Right	2		2			1			1			
HCM Control Delay	8.6		9.9			9.3			8.6			
HCM LOS	A		A			A			A			

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	90%	0%	6%	81%	0%	0%
Vol Thru, %	10%	0%	94%	19%	100%	0%
Vol Right, %	0%	100%	0%	0%	0%	100%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	125	179	51	162	52	13
LT Vol	112	0	3	131	0	0
Through Vol	13	0	48	31	52	0
RT Vol	0	179	0	0	0	13
Lane Flow Rate	140	201	57	182	58	15
Geometry Grp	7	7	2	2	7	7
Degree of Util (X)	0.222	0.251	0.081	0.257	0.089	0.019
Departure Headway (Hd)	5.695	4.487	5.108	5.076	5.467	4.76
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	629	796	697	704	651	747
Service Time	3.444	2.236	3.173	3.127	3.232	2.524
HCM Lane V/C Ratio	0.223	0.253	0.082	0.259	0.089	0.02
HCM Control Delay	10.1	8.7	8.6	9.9	8.8	7.6
HCM Lane LOS	B	A	A	A	A	A
HCM 95th-ile Q	0.8	1	0.3	1	0.3	0.1

3: Shenango Road & Fairlane Boulevard

2021 Projected Conditions

Timing Plan: Saturday Peak

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	22	18	52	48	3	59	17	41	3	24	0
Future Volume (vph)	1	22	18	52	48	3	59	17	41	3	24	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	10	13	13	12	12	11	12	12	12
Grade (%)		3%			1%			-1%			0%	
Storage Length (ft)	180		0	230		0	0		190	0		0
Storage Lanes	1		0	1		0	0		1	0		0
Taper Length (ft)	25			25			25			25		
Link Speed (mph)		45			45			40				40
Link Distance (ft)		979			460			860				710
Travel Time (s)		14.8			7.0			14.7				12.1
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	0%	4%	0%	0%	0%
Shared Lane Traffic (%)												
Sign Control		Free			Free			Stop				Stop
Intersection Summary												
Area Type:	Other											
Control Type:	Unsignalized											

3: Shenango Road & Fairlane Boulevard

2021 Projected Conditions

Timing Plan: Saturday Peak

Intersection												
Int Delay, s/veh	6.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↙	↘		↙	↘			↕	↕		↕	↕
Traffic Vol, veh/h	1	22	18	52	48	3	59	17	41	3	24	0
Future Vol, veh/h	1	22	18	52	48	3	59	17	41	3	24	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None									
Storage Length	180	-	-	230	-	-	-	-	190	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	3	-	-	1	-	-	-1	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0	0	0	4	0	0	0
Mvmt Flow	1	26	21	60	56	3	69	20	48	3	28	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	59	0	0	47	0	0	231	218	37	251	227	58
Stage 1	-	-	-	-	-	-	39	39	-	178	178	-
Stage 2	-	-	-	-	-	-	192	179	-	73	49	-
Critical Hdwy	4.1	-	-	4.1	-	-	6.9	6.3	6.14	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	5.9	5.3	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	5.9	5.3	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.336	3.5	4	3.3
Pot Cap-1 Maneuver	1558	-	-	1573	-	-	738	692	1031	707	676	1014
Stage 1	-	-	-	-	-	-	983	868	-	828	756	-
Stage 2	-	-	-	-	-	-	823	763	-	942	858	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1558	-	-	1573	-	-	693	665	1031	640	650	1014
Mov Cap-2 Maneuver	-	-	-	-	-	-	693	665	-	640	650	-
Stage 1	-	-	-	-	-	-	982	867	-	827	727	-
Stage 2	-	-	-	-	-	-	761	734	-	877	857	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	3.7	10.2	10.8
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	687	1031	1558	-	-	1573	-	-	649
HCM Lane V/C Ratio	0.129	0.046	0.001	-	-	0.038	-	-	0.048
HCM Control Delay (s)	11	8.7	7.3	-	-	7.4	-	-	10.8
HCM Lane LOS	B	A	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.4	0.1	0	-	-	0.1	-	-	0.2

4: Secondary Access & Fairlane Boulevard

2021 Projected Conditions

Timing Plan: Saturday Peak



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↕		↕		↕	
Traffic Volume (vph)	45	22	18	79	24	19
Future Volume (vph)	45	22	18	79	24	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Grade (%)	0%		1%		0%	
Link Speed (mph)	30		45		30	
Link Distance (ft)	460		372		323	
Travel Time (s)	10.5		5.6		7.3	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Shared Lane Traffic (%)						
Sign Control	Free		Free		Stop	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					

4: Secondary Access & Fairlane Boulevard

2021 Projected Conditions

Timing Plan: Saturday Peak

Intersection						
Int Delay, s/veh	2.6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↓	↑	↑
Traffic Vol, veh/h	45	22	18	79	24	19
Future Vol, veh/h	45	22	18	79	24	19
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	1	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	50	24	20	88	27	21

Major/Minor	Major1	Major2	Minor1	Minor2	Minor3
Conflicting Flow All	0	0	74	0	190
Stage 1	-	-	-	-	62
Stage 2	-	-	-	-	128
Critical Hdwy	-	-	4.3	-	6.42
Critical Hdwy Stg 1	-	-	-	-	5.42
Critical Hdwy Stg 2	-	-	-	-	5.42
Follow-up Hdwy	-	-	3	-	3
Pot Cap-1 Maneuver	-	-	1133	-	925
Stage 1	-	-	-	-	1122
Stage 2	-	-	-	-	1043
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1133	-	907
Mov Cap-2 Maneuver	-	-	-	-	907
Stage 1	-	-	-	-	1122
Stage 2	-	-	-	-	1023

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	8.9
HCM LOS			A

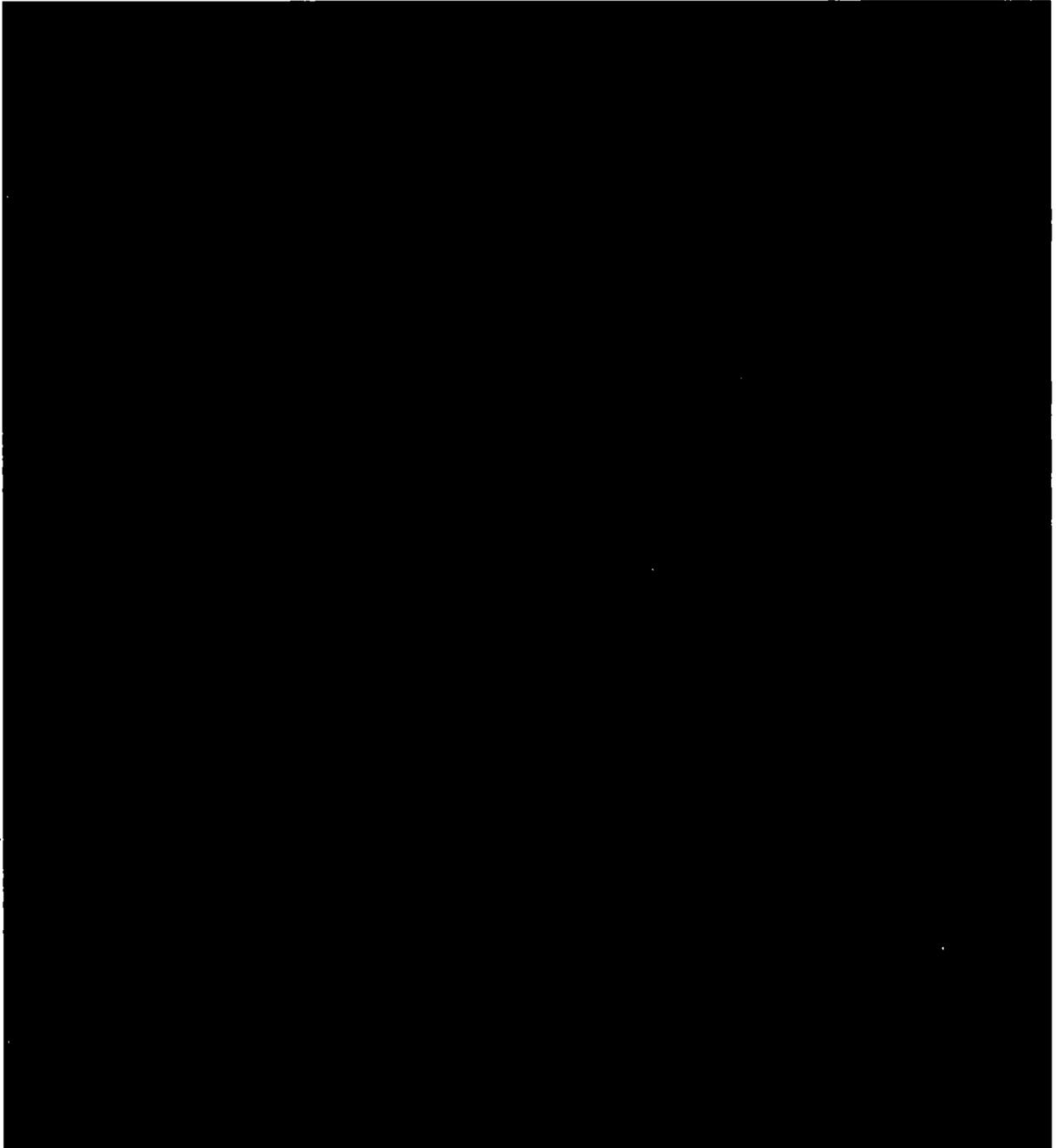
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	973	-	-	1133	-
HCM Lane V/C Ratio	0.049	-	-	0.018	-
HCM Control Delay (s)	8.9	-	-	8.2	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q (veh)	0.2	-	-	0.1	-

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 34

Provide details of land acquisition costs.



Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 35

Provide details of a compulsive or problem gambling plan.

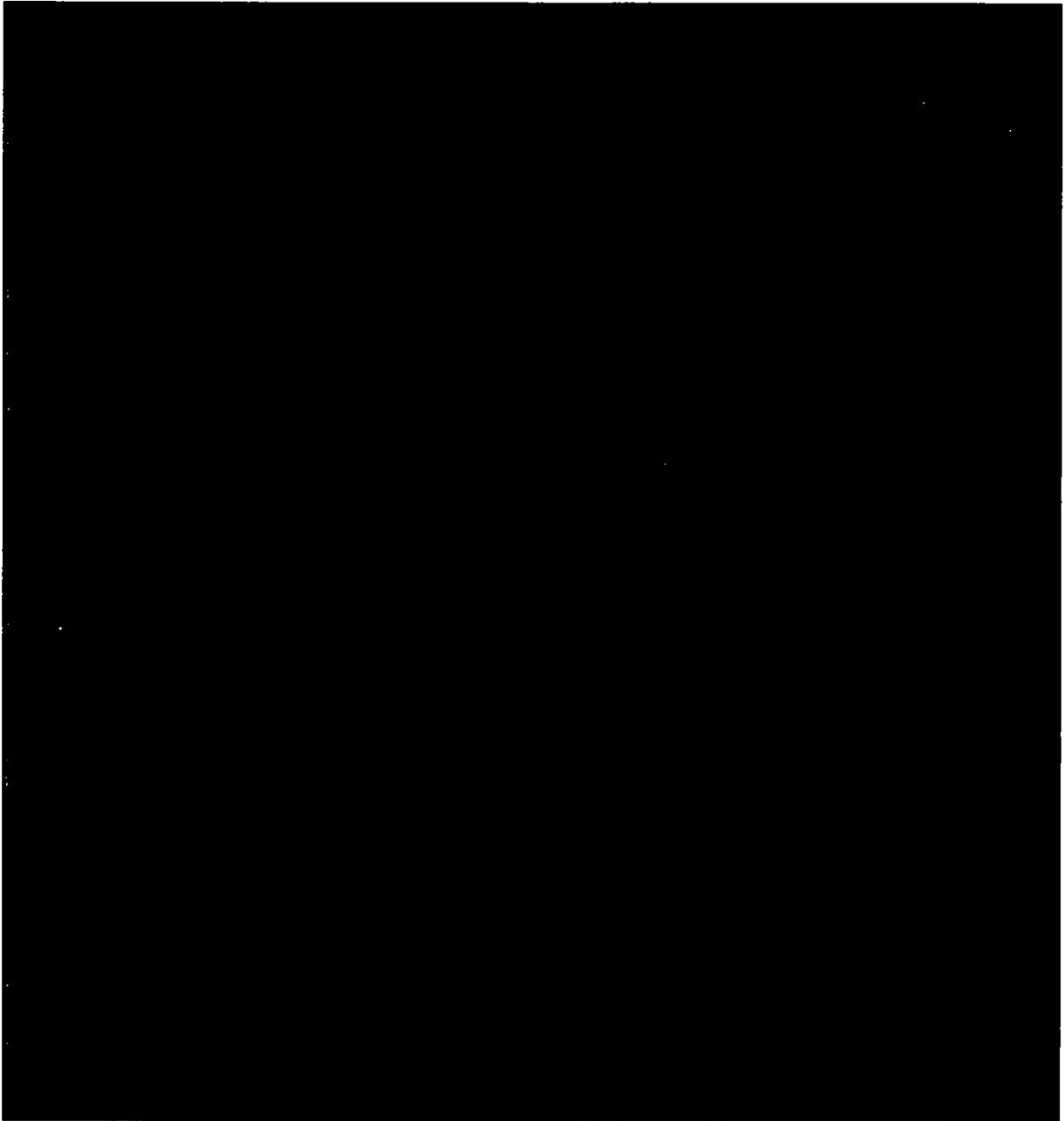
See Exhibit 35 attached hereto.

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 36

If a temporary facility is to be licensed, provide details of the temporary facility as well as a plan for how the licensee will transition to a permanent facility, including a date for the completion of the permanent facility.



Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 37

As required by §1325 of the Gaming Act, applicant must address each item listed in this section. If an item does not apply, the applicant must state that in the response to each item listed. Provide a plan, with details, for the following:

(1) The location and quality of the proposed facility, including, but not limited to, road and transit access, parking and centrality to market service area:

The proposed casino facility would be located in Big Beaver Borough, Beaver County, PA. Details concerning road and transit access is provided in Appendix 33. Details on the market service area is provided in Appendices 29 and 39C.

(2) The potential for new job creation and economic development which will result from granting a license to the Applicant:

See Exhibit 37A.

(3) The applicant's good faith plan to recruit, train and upgrade diversity in all employment classifications in the facility:

See attached 2018 Diversity Plan (Exhibit 37B) developed for Mount Airy Casino Resort (Poconos). Mount Airy plans to work with various organizations, including the Beaver County System of Care, Job Training for Beaver County, Inc., Community College of Beaver County, Achieve Employment, Southwest Corner Workforce Development Board, TAME, Inc. and West Central Partnership in Western Pennsylvania to ensure the goals laid out in the Diversity Plan are achieved.

(4) The applicant's good faith plan for enhancing the representation of diverse groups in the operation of its facility through the ownership and operation of business enterprises associated with or utilized by its facility or through the provision of goods and services utilized by its facility and through the participation in the ownership of the Applicant. Provide specific information regarding the diversity in ownership of the applicant, i.e. minorities, women:

See attached 2018 Diversity Plan developed for Mount Airy Casino Resort and employment statistics contained on page 10 of Exhibit 25.

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

(5) The applicant's good faith effort to assure that all persons are accorded equality of opportunity in employment and contracting by it and any contractors, subcontractors, assignees, lessees, agents, gaming service providers and suppliers it may employ directly or indirectly:

See attached 2018 Diversity Plan developed for Mount Airy Casino Resort.

(6) The history and success of the applicant in developing tourism facilities ancillary to gaming development, if applicable to the applicant:

Mount Airy has developed and operated a full service destination resort in Mount Pocono, Pennsylvania since October 2007. See Exhibit 25 to Appendix 25.

(7) The degree to which the applicant presents a plan for the project which will likely lead to the creation of quality, living-wage jobs and full-time permanent jobs for residents of this commonwealth generally and for residents of the host political subdivision in particular:

See Item 2 above.

(8) The record of the applicant and its developer in meeting commitments to local agencies, community-based organizations and employees in other locations:

Mount Airy fulfilled all of its commitments to local agencies and organizations, including:

- Paradise Township Development Agreement (\$10 million road improvements to Woodland Road and annual reimbursement to Paradise Township of approximately \$25,000 for costs associated with maintenance of Woodland Road)
- Construction of an EMS facility for the Township along Woodland Road at a cost of approximately \$600,000
- Installation of traffic light signal and school zone flashing light at intersection of Woodland Road and Pocono Mountain Jr. School Road

Since opening, Mount Airy has made over \$900,000 in charitable contributions through June 30, 2018.

Recipients include: Pocono Alliance, Boys & Girls Club, Coolbaugh Twp. Volunteer Fire Department, ESU Foundation, United Way of Monroe County, Greater Scranton Chamber of Commerce, JCC, Pocono Family YMCA, South Side Senior Center, PASAE Foundation, Dunmore Health Care Center, PMREMS.

Mount Airy #1, LLC

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In addition to direct financial contributions, Mount Airy provides in-kind charitable contributions to various organizations, such as complimentary hotel rooms, dining, spa services, entertainment and golf.

(9) The degree to which potential adverse effects which might result from the project, including costs of meeting the increased demand for public health care, child care, public transportation, affordable housing and social services, will be mitigated:

We believe there will be no net negative impacts due to the construction and operation of the facility (see Local Impact Report attached as **Exhibit 33**). We believe the economic contributions from the project to the Borough, County and Commonwealth through jobs, taxes and economic development, will be far greater than any increased demands for municipal services. To help mitigate issues related to problem and compulsive gambling, Mount Airy has developed a comprehensive responsible gaming plan (see **Appendix 35**).

(10) The record of the applicant and its developer regarding compliance with:

- (i) Federal, state and local discrimination, wage and hour, disability and occupational and environmental health and safety laws as well as**
- (ii) State and local labor relations and employment laws;**
- (iii) The applicant's record in dealing with its employees and their representatives at other locations.**

To the best of its knowledge, Mount Airy has complied with all applicable federal, state and local labor and employment laws and has not received any written notice from any governmental entity of a violation of any such laws.

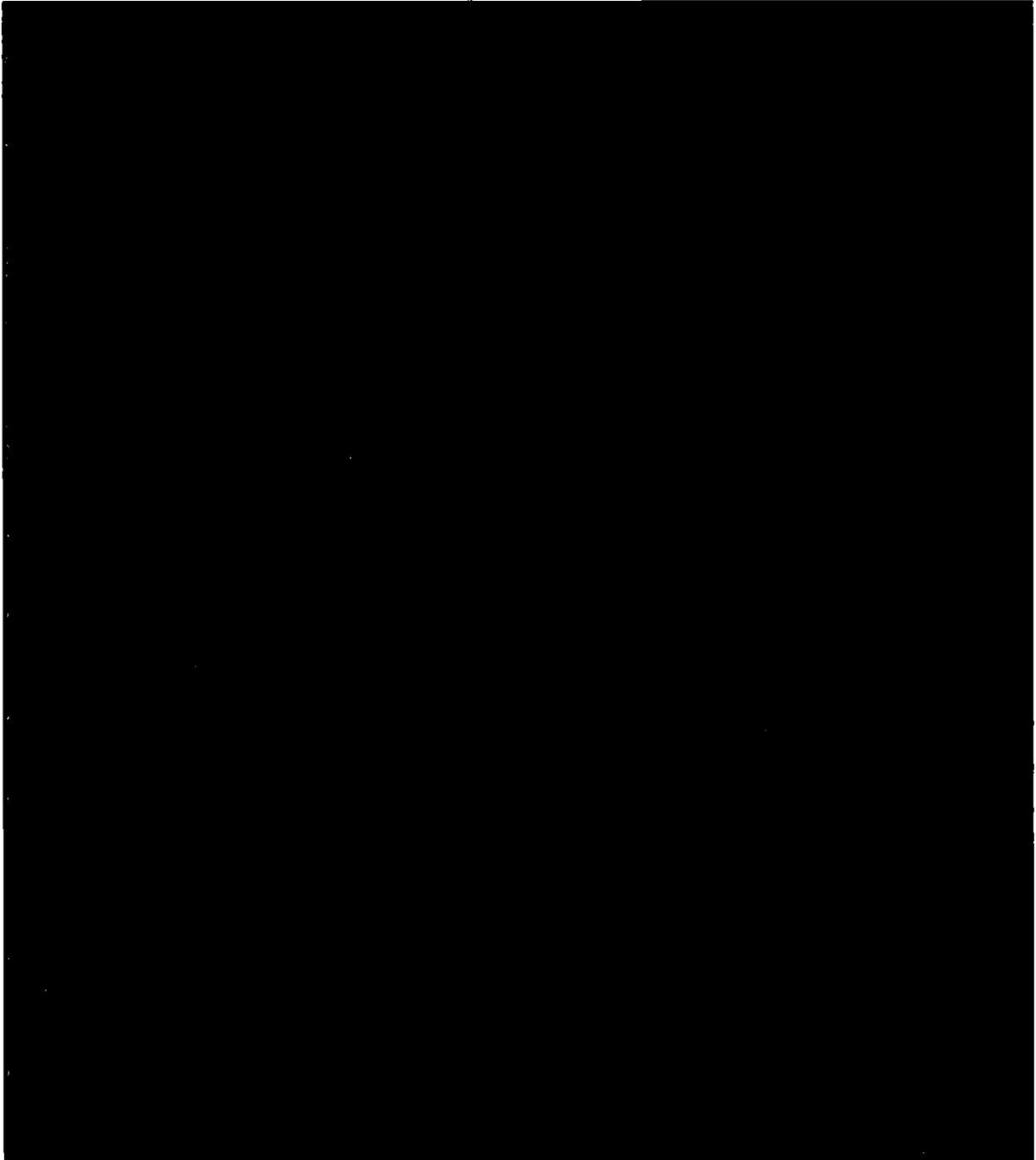
Mount Airy provides an extremely attractive working environment for its employees, offering competitive wages and benefit packages. Employees are not represented by any labor organization. Mount Airy has a strict anti-discrimination policy in place and encourages reporting of any discriminatory behavior, which is immediately investigated and remediated, if necessary. On occasion, employees have filed claims with federal and state agencies and/or courts and Mount Airy has defended itself in all such employment matters in the ordinary course.

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 38

Provide information demonstrating adequate financing for the proposed facility and terms of financing including payback period.

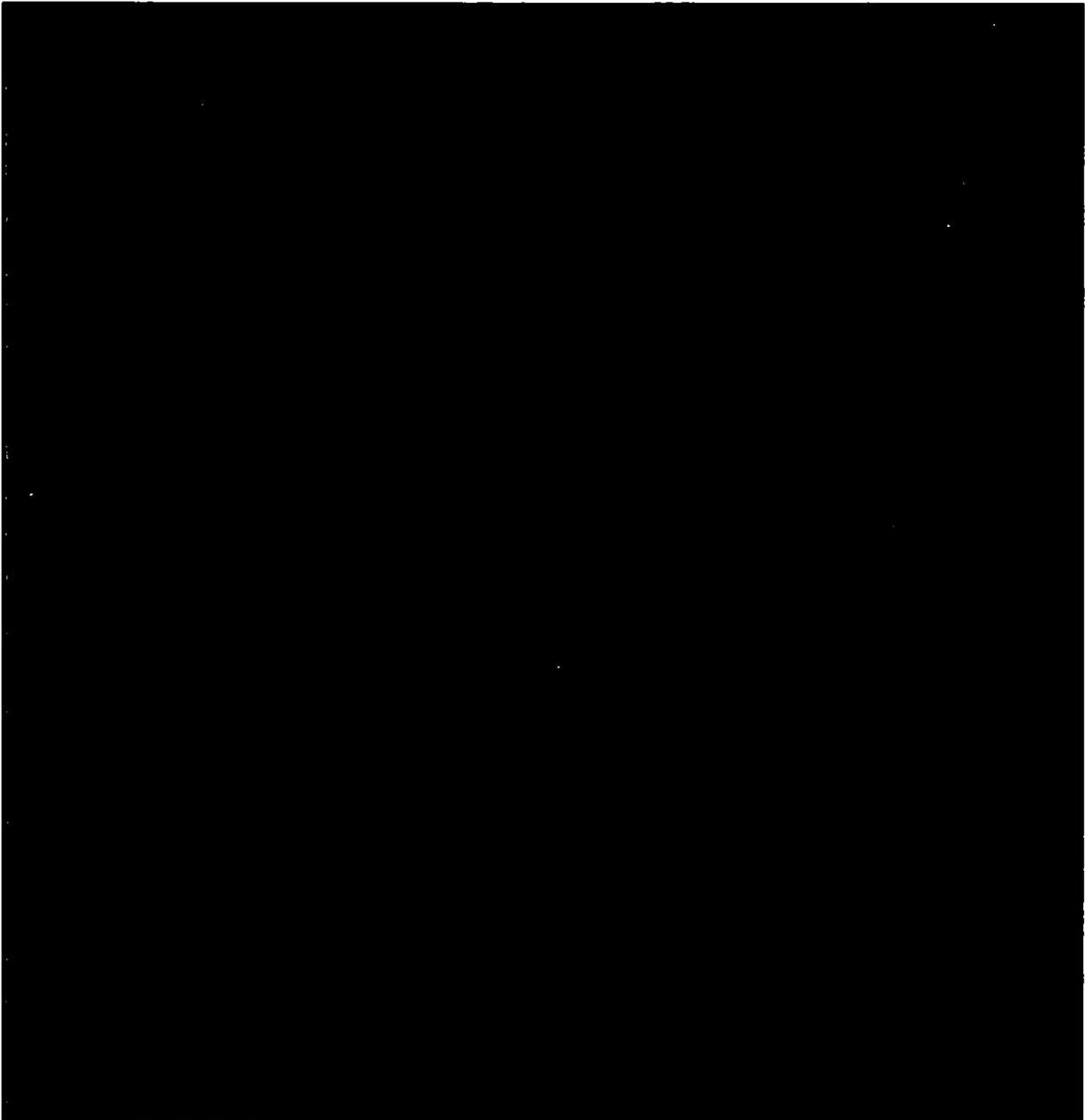


Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 39

Provide business and economic development plans and timetables, projected debt service expenses, projected EBITDA and Internal rate of return, projected annual gross terminal revenue, projected operating and capital expenses and defined gaming market and projected visitation.



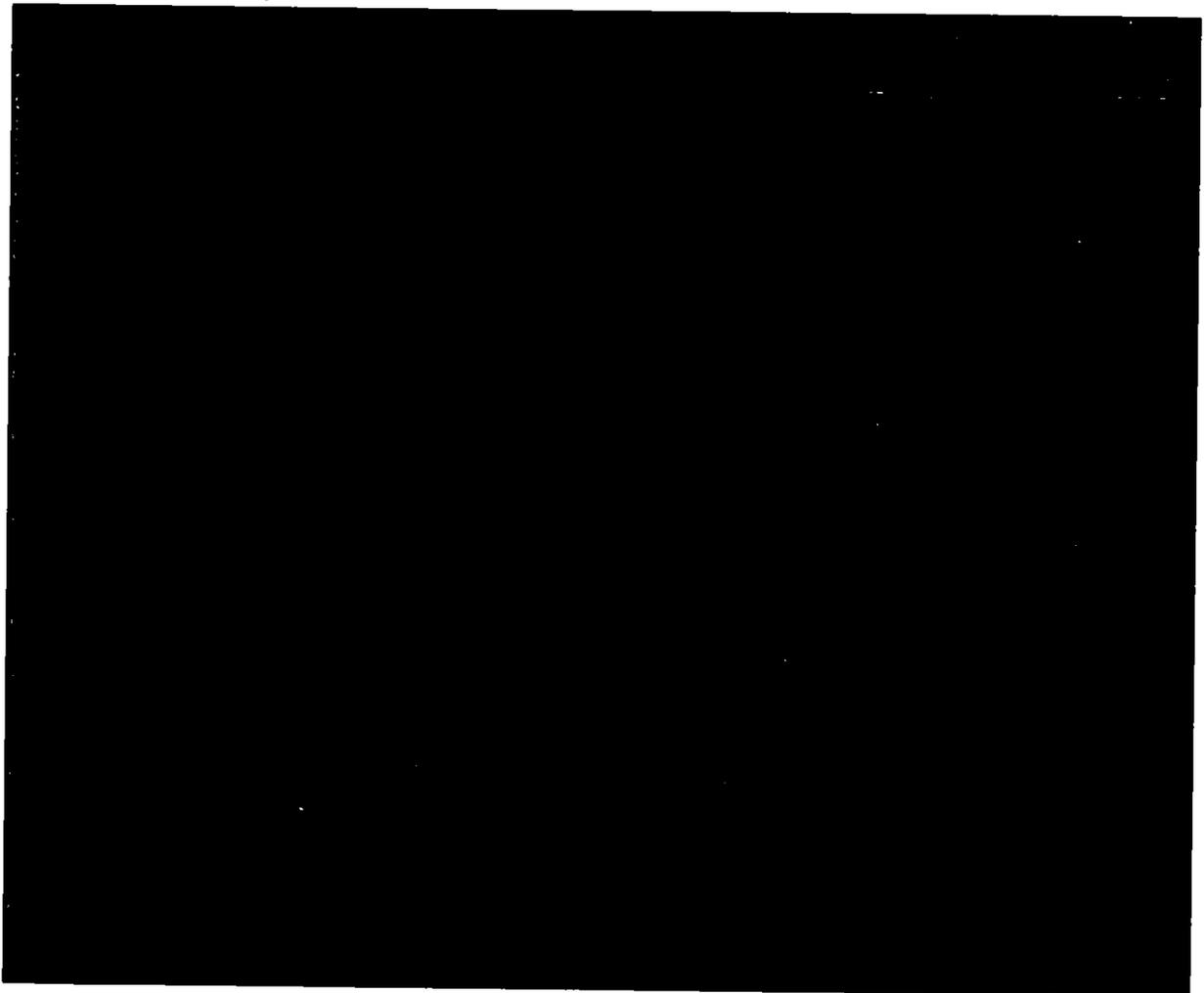
Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 40

Provide letters of reference from law enforcement agencies having jurisdiction in the applicant's and principal's main place of residence and place of business indicating that the agency does not have any pertinent information relating to the applicant or its principals. If the law enforcement agency has information pertaining to the applicant or its principals, the letter shall specify the details of the information.

If no letters are received within 30 days of the request, the applicant or principal may submit a sworn or affirmed statement that the applicant or principal is a citizen in good standing in his jurisdiction of residence and primary place of business.



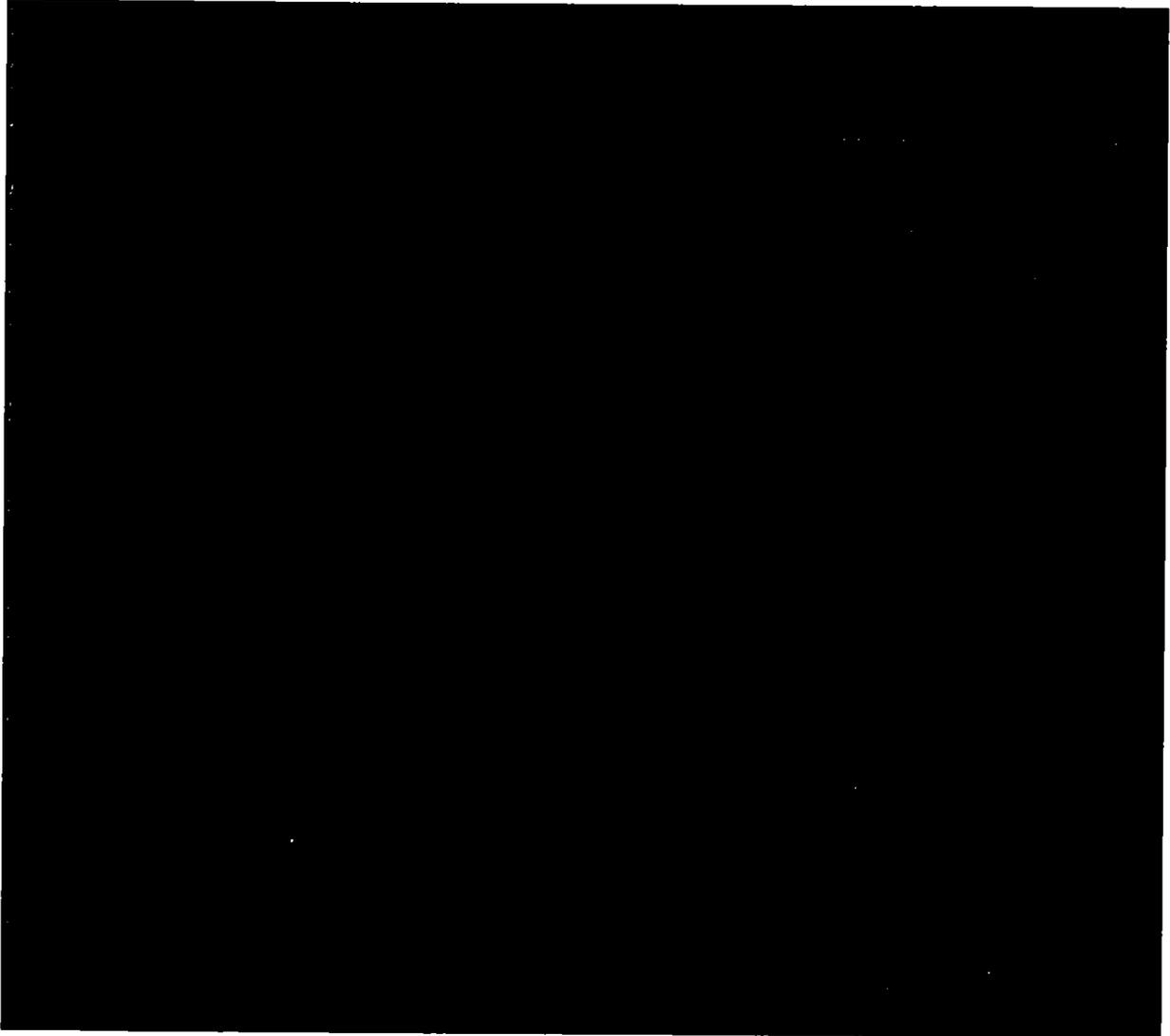
Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 41

If the applicant has held a gaming license in any jurisdiction, provide a letter of reference from the gaming or casino enforcement or regulatory agency in the other jurisdiction, specifying the experiences of the agency with the applicant, the applicant's associates and the applicant's gaming operation. If this has previously been provided, resubmissions would not be required and the response should reflect the previous date(s) of submission.

If no letter is received within 30 days of request by the applicant, the applicant may submit a sworn or affirmed statement that the applicant's operation is in good standing with the regulatory agency.



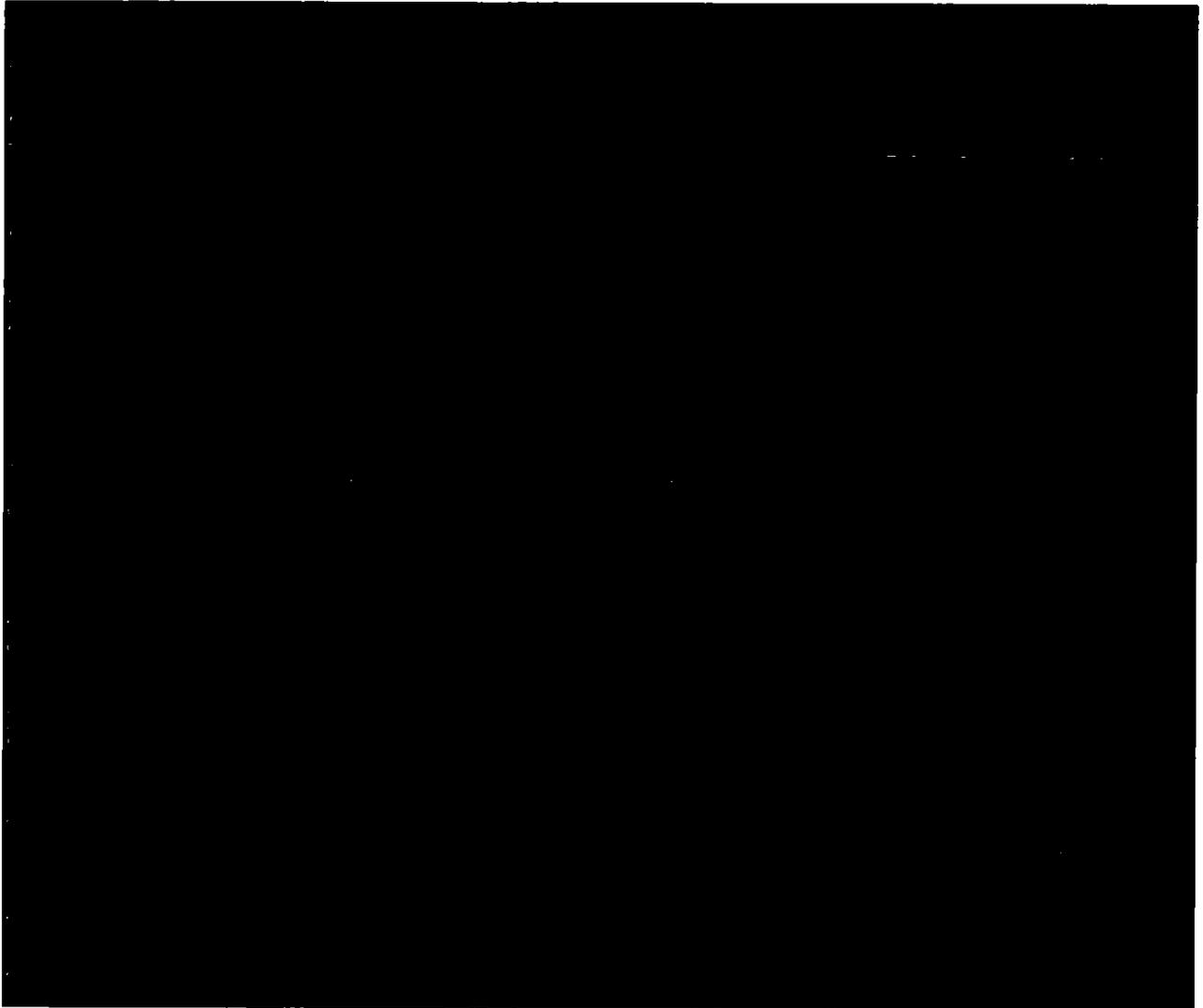
Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 43

Provide a chart of existing gaming service providers* including the name, address, phone and tax identification number of the gaming service providers, types of goods and/or services provided by the gaming service providers, total dollar amount of business with gaming service providers in the past twelve (12) months and total dollar amount of business expected to be conducted with gaming service providers in the next twelve (12) months.

***Gaming service providers is defined in 58 Pa. Code §401a.3.**



Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 44

Provide a summary of all persons who hold and ownership or other beneficial interest in the applicant and any such interest in any of its principal affiliates or principal entities required to be licensed or permitted in Pennsylvania; provided however, if any of the entities are publicly traded, only interests equal to or exceeding five percent must be disclosed. Ownership interest should be provided in a manner consistent with the Ownership Interest Report found on the Board's website under Licensure/Reports and General Information.

Please see Appendix 18.

Mount Airy #1, LLC

Category 4 - Slot Operator Application and Disclosure Information Form

APPENDIX 46

Provide documentation to the Board that the applicant's location meets the eligibility requirements in 1305:1(B).

See Exhibit 46 attached hereto.

EXHIBIT 46

MOUNT AIRY 1 LLC dba MOUNT AIRY CASINO RESORT

CATEGORY 4 BID LOCATION: LAWRENCE COUNTY, NEW CASTLE, PA

CATEGORY 4 BID COORDINATES: 41.01808 (41° 1' 5.088" N), -80.26478 (80° 15' 53.208" W)

