



Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary

September 15, 2026

Jason Dubow, Program Manager
Resource Conservation & Management
Maryland Department of Planning, State Clearinghouse
301 West Preston Street
Baltimore, MD 21201

RE: Baltimore County Whitemarsh Area Sewer System Improvements and Permanent Utility Easement Request - Gunpowder Falls State Park: Project# 2019DNR126

Dear Mr. Dubow:

The Maryland Department of Natural Resources (DNR) would like to initiate Clearinghouse Review with the Maryland Department of Planning (MDP) for the above-referenced utility easement request for Baltimore County. In summary, the Baltimore County Department of Public Works is requesting an expanded utility easement for a wastewater conveyance system located in Gunpowder Falls State Park (GPSP). The sewer improvement project is complete including the construction of new sanitary sewer conveyance facilities, whereby a portion is located within GPSP (approximately 200 feet).

The specific sewer system improvement area is located between the Gunpowder Sewage Pumping Station (SPS), adjacent to the Big Gunpowder Falls, and the White Marsh SPS, which is located adjacent to White Marsh Run. The stated purpose of the project is to improve capacity in the wastewater conveyance system between these two pumping stations, including a new parallel force main (relief sewer) to augment the existing interceptor piping. This is a mandated "Consent Decree" project with Baltimore County, the Maryland Department of the Environment (MDE), the United States Environmental Protection Agency (EPA), and the United States Department of Justice. See the following location link:

https://www.google.com/maps/place/Honeygo+Bldg,+Maryland/@39.4175445,-76.4887884,15.5z/data=!4m6!3m5!1s0x89c8082a7268d687:0x20a6555b19b7bfa3!8m2!3d39.3942906!4d-76.4539405!16s%2Fg%2F1hc5vc8h8?entry=tu&g_ep=EgoyMDI2MDYxNi4wIKXMDSOASAFAQAw%3D%3D

Attachment B provides a simplified aerial image of the permanent drainage and utility easement request from the County on State land. The easement area is 6,220 square feet (0.14 acres). Survey and appraisal information also is attached. See the following attachments:

- Attachment A: MDP Real Property Form.
- Attachment B: Composite Easement Request Site Map / Aerial.
- Attachment C: Survey Information.
- Attachment D: Appraisal Information.
- Attachment E: Proposed Deed of Easement.
- Attachment F: State Finance and Procurement Additional Requirements Summary and Map.
- Attachment G: 2023 DNR Review Response Letter and Project Approval.

If you have any questions or require additional information, please don't hesitate to contact me at 410-260-8387 or at shane.johnston@maryland.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shane Johnston", with a stylized flourish extending to the right.

Shane Johnston, Chief of Project Review
Maryland Department of Natural Resources
Maryland Park Service
Tawes State Office Building, C-3
Annapolis, MD21401

CC: Mark Spurrier, Luke Terrell, Judd Vickers, Jacqueline Tahsuda, Cynthia McCann



Maryland DEPARTMENT OF PLANNING

REAL PROPERTY REPORT

All information must be completed for declarations of excess real property, and proposed easements. If information is unknown, enter N/A for "Not Appropriate."

<i>State Application Identifier</i>	<i>MMC# (for MDOT's projects only):</i>
<i>Project Description</i>	

1) *Contact Person of Administering Agency*

<i>Applicant/ Agency</i>
<i>Contact Person</i>

2) *Description* (of the Proposed Change, Location, Size, and Physical Characteristics)

<i>County</i>	<i>Tax Map#</i>	<i>Parcel#</i>
<i>Grid#</i>	<i>Block#</i>	<i>Date of availability</i>
Tax map #, Parcel #, Grid #, and Block #" can be found at SDAT's web site: sd.dat.maryland.gov/RealProperty/Pages/default.aspx		
<i>Address</i> (enter the actual street number, street name, and zip code of the property OR the closest actual street number, street name, and zip code if the property is landlocked or part of a larger tract of land like a rail corridor. In the latter case, you may consider using the address of the closest public facility. Zip codes can be found at U.S. Postal Service's web site: https://tools.usps.com/go/ZipLookupAction!input.action)		
<i>Physical Description</i> (including acreage; indicate if the property is flat, hilly, grassy, barren, forested, other)		
<i>Certified Priority Funding Area (PFA)</i> : Verify if the site is located in a PFA. Use MDP's interactive map, planning.maryland.gov/Pages/OurProducts/iMaps.aspx by entering the actual street number, street name, and zip code of the property)		

EMIRC

3) Current use (farm land, open space, office, other)

4) Access (name of road, highway, Route #, landlocked)

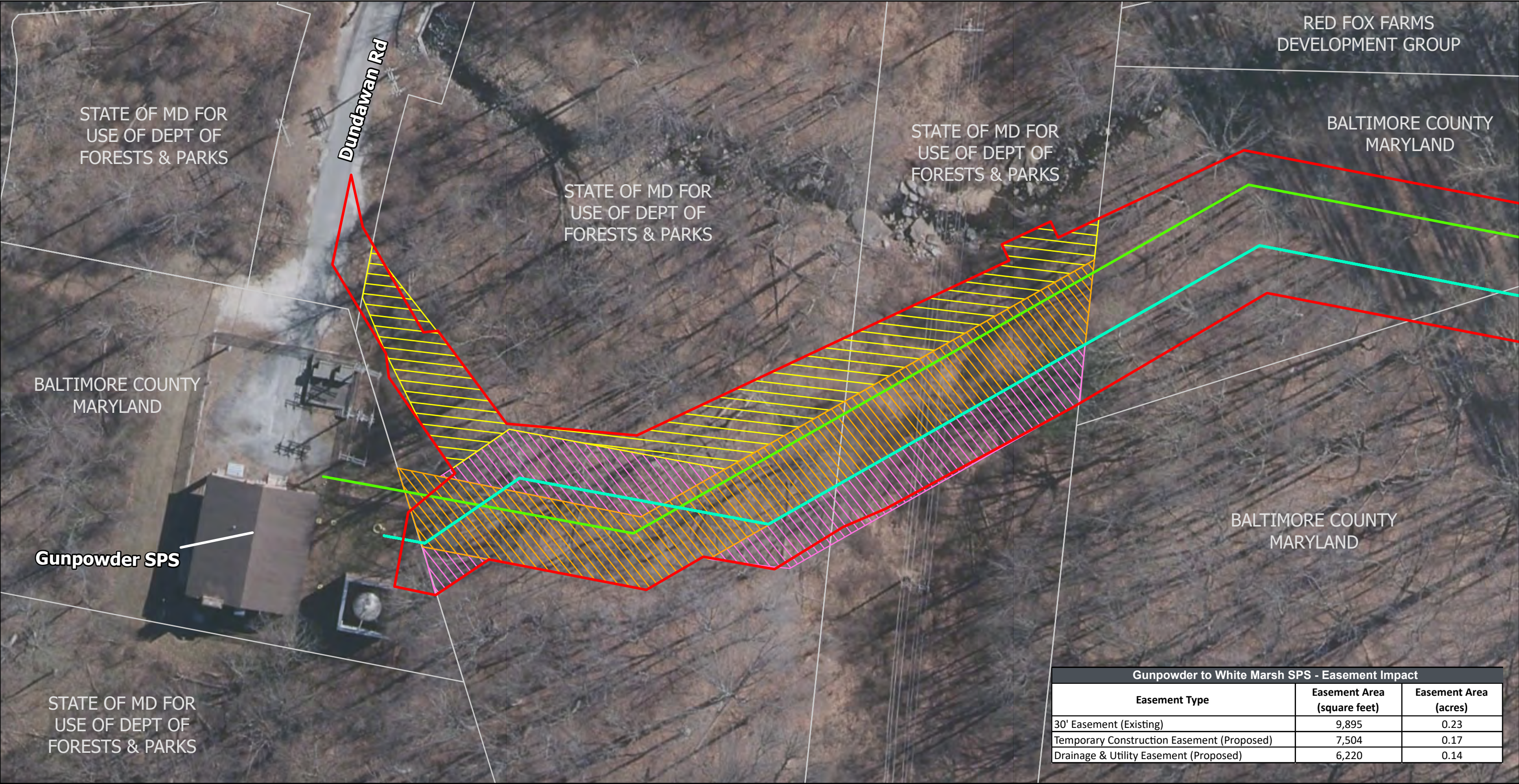
5) Building Characteristics (list improvements on the land; Structures, if any: the number of buildings; name of each building; its physical condition, and its potential use)

6) Environmental issues (habitat of species, floodplains, steep slopes, wetlands, other)

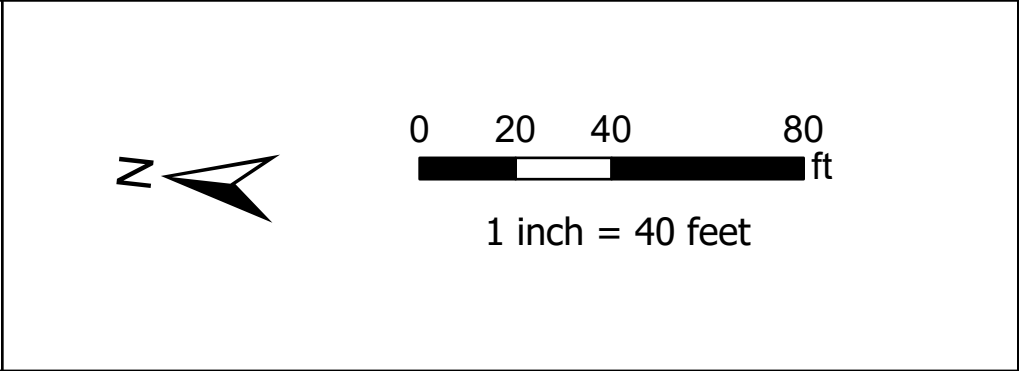
7) Expressed Interest (for both declarations of excess real property, and proposed easements. In addition, for declarations of excess real property, please expand your answer to indicate: contemplated use of the property; whether funds are currently available for acquisition of the property- if not, the time period required to obtain funds if applicable; the name of the grantee to appear on the deed of conveyance)

8) Conditions of Transfer, if any

9) Utilities available (Specify public water, public sewer, electricity)



- Existing Sewer Pipe
- Proposed Sewer Pipe
- Existing 30ft Easement
- Proposed Temporary Construction Easement
- Proposed Drainage & Utility Easement
- Property Parcels
- Limit of Disturbance



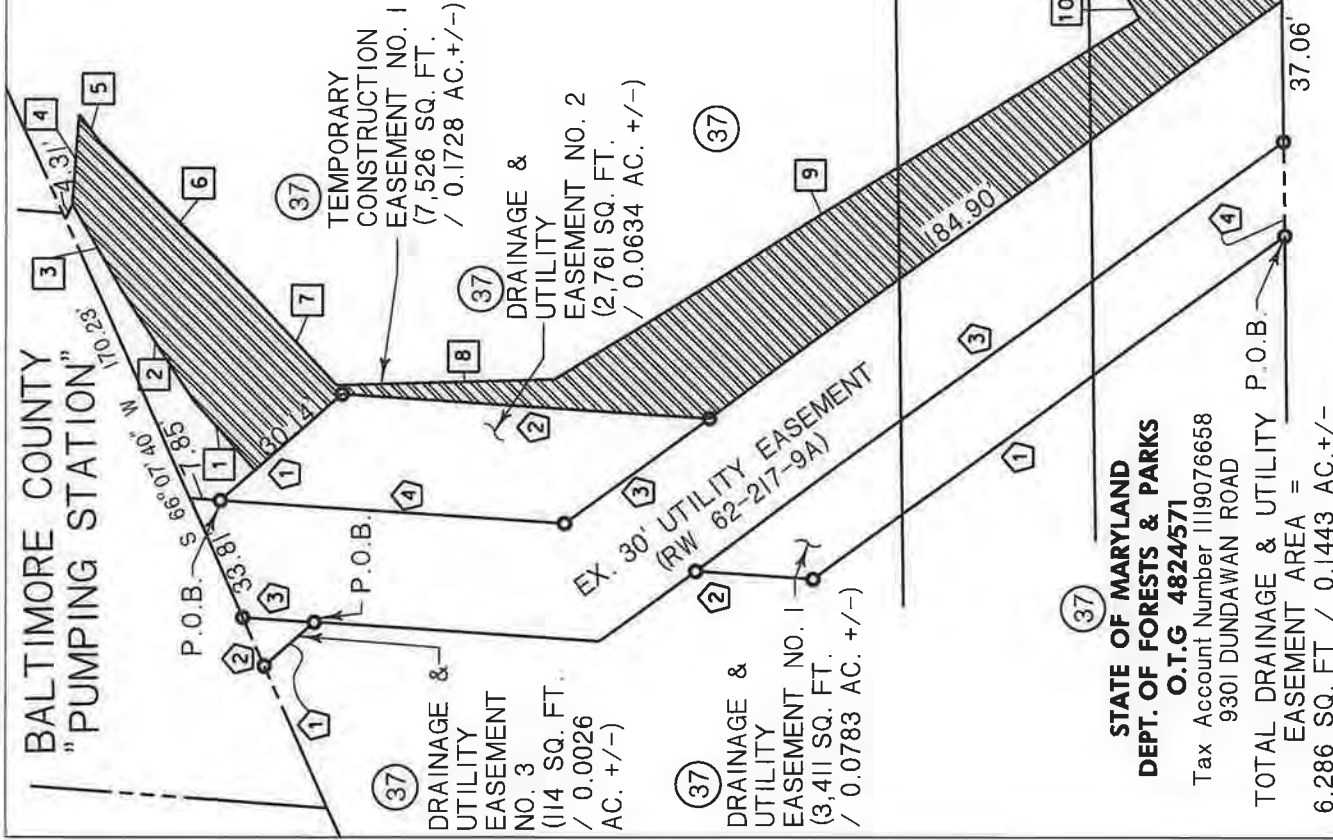
Gunpowder to White Marsh SPS

Contract 1

Aerial Exhibit

September 2026





**STATE OF MARYLAND
DEPT. OF FORESTS & PARKS**

O.T.G 4824/571

Tax Account Number 1119076658
9301 DUNDAWAN ROAD

TOTAL DRAINAGE & UTILITY
EASEMENT AREA =
6.286 SQ. FT / 0.1443 AC. +/-

TOTAL TEMPORARY CONSTRUCTION
EASEMENT AREA =

7.526 SQ. FT. / 0.1728 AC. +/-

DRAINAGE & UTILITY EASEMENT NO.2

DRAINAGE & UTILITY
EASEMENT NO. 1

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N 36°16'40" W 151.52'

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N 03° 49' 29" E 89.78'

③ S 36°16'40" E 189.57'

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1" = 50'
SCALE IN FEET

BALTIMORE COUNTY		REAL ESTATE COMPLIANCE	
DISTRICT NO. 11C7	POSITION SHEET NO.	FEDERAL PROJECT NO.	PROJECT NO.
CONSTRUCTION PLAN NO. 2021-1492		MARYLAND PROJECT NO.	
AREA TO BE ACQUIRED ☐		EXISTING COUNTY R/W	
REVERTIBLE SLOPE EASEMENT ☒		AREA TO BE RELEASED	
TEMPORARY CONSTRUCTION AREA ☒		TEMPORARY SLOPE EASEMENT	
APPROVED <i>Shack K. Andrew</i> DIRECTOR OF PUBLIC WORKS DATE <i>8/25/2026</i>		SURVEYOR: <i>Frederick Greim III</i> EXPIRATION DATE: <i>7-13-27</i> DATE <i>08-18-26</i>	REG. NO. 21518
APPROVED <i>[Signature]</i> REAL ESTATE COMPLIANCE DATE <i>8-25-26</i>		SCALE: 1" = 50' B.C. JOB ORDER NO. 201-0077-7275 RW 18-100-19	REVISIONS 7/9/2024 8/14/2026
APPROVED _____ DATE _____		DRAWN BY K.M.R. PLAT CHECKED F.G. AREA CHECKED F.G. TITLE CHECKED	DRAFTING DATE _____

BALTIMORE COUNTY MARYLAND OFFICE OF LAW REAL ESTATE COMPLIANCE	Restricted Appraisal Report	Item 37 RW 18-100-019 JO: 231-201-0077-7275
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PROPERTY OF:	State of Maryland Department of Natural Resources	PROJECT NAME:	Gunpowder to Whitemarsh SPS
ADDRESS:	26.06 acres end of Dundawin Rd part of Gunpowder Falls State Park	TAX ACCOUNT: TAX MAP:	11 1119076658 Map 63 Grid 20 Parcel 458
		DEED REFERENCE:	4824/571
ESTIMATED VALUE OF TAKING:	\$3,714.00	EFFECTIVE DATE:	September 4, 2026

APPRAISAL EFFECTIVE DATE: September 4, 2026

SCOPE OF WORK:

APPRAISAL PROBLEM: Estimate the market value of the of the fee simple interest of the subject before and after the proposed taking as of the effective date.

INTENDED USE AND USER OF THE APPRAISAL: The intended use of the value estimate is to aid in negotiations of the possible acquisition.

INTENDED USER: The intended user of the appraisal report are authorized personnel, representative and officials of Baltimore County Maryland.

CLIENT: Baltimore County Maryland.

GENERAL MARKET CONDITIONS:

The overall Baltimore County residential real estate market is categorized as relatively balanced. After many quarters of limited supply and steady demand, supply is now increasing to meet demand. 30-year fixed mortgage rates have climbed in recent weeks ranging in the upper 6% range, typically fluctuating around 2.00% higher than the 10-year Treasury Yield Rate. In the last year, this Yield Rate has fluctuated between 3.92% and 4.99%, and currently (9/4/26) at 4.78%. Residential prices in this Baltimore Metro area had been steadily increasing but show signs of stabilizing as rates have increased and uncertainty in the economic outlook. There is a limited supply of larger 10+ parcels suitable for residential use.

DESCRIPTION OF MARKET AREA:

The subject property is located in Nottingham, Perry Hall, White Marsh, Honeygo market area of northeastern Baltimore County. The market area is roughly bound by the Little Gunpowder to the north; Pulaski Highway, east; I-695, south and Harford Road, west. Within these boundaries, the predominate land use is residential in the form of detached, semi-detached, townhouse and garden apartments. Commercial land use is concentrated along the Belair Road corridor, Honeygo Village Center and White Marsh Town Center. The areas are served or in ready access to schools, shopping, recreational facilities and employment centers.

DESCRIPTION OF SUBJECT PROPERTY:

The subject property consists of an irregular shaped 26.05-acre undeveloped parcel located northwest of the public use portion of Dundawan Road in the Perry Hall market area of northeast Baltimore County. The parcel is part of the larger Gunpowder Falls State Park. Parcel is unimproved with the exception of a controlled access drive running east/west from the terminus of Dundawan Road to the Baltimore County Gunpowder Pumping Station. Topography is sloping, in places sharply, down from south to north. Streams flow through the parcel in both the western and northeast areas. FEMA maps show Flood Hazard Zone A in the western area of the property. Possible wetlands in proximity to stream crossings. The parcel is covered by a stand of mature deciduous trees.



Encumbrances: Two 50’ Rights of Way (50’ BGE Right of Way and 50’ Right of Way United States of America) running parallel to the southernmost property line. Immediately adjacent properties include moderate density residential use to the south; parkland to the north and west and low-density residential development to the east.

FLOOD ZONE: FEMA Map 24001000290G dated 11/2/2023. FEMA maps identify Zone A Flood Hazard area in the western portion of the property. The remaining area of the parcel is identified as Zone X. There is a stream and possible associated wetlands located in the northeastern portion of the subject parcel. Further engineering study is necessary to determine the presence of additional flood hazard area on the property.

ZONING, URDL, GROWTH TIER, CHESAPEAKE BAY CRITICAL AREA:

Zoning: RC-7
Urban/Rural Demarcation Line: Rural
Sustainable Growth & Agricultural Preservation Act of 2012: Tier 4
Chesapeake Bay Critical Areas: No

PRIOR TRANSACTIONS: The subject property has not transferred in the past 5 year. The appraiser is unaware of any transfer(s) within the past 5 years, any current offering for sale or any options to purchase.

HIGHEST AND BEST USE – BEFORE TAKING:

Legally Permissible – The property is zoned RC-7. Residential use is permitted at a density rate of 0.04 units per acre. The subject property contains approximately 26 acres there

Physically Possible – The property is raw land. The property has moderate to steep topography with low lying land areas in the west and northeastern areas. Highest probable area capable for residential development is located in the central portion of the property south of Dundawan Road controlled access road leading to the Gunpowder pumping station.

Financially Feasible & Maximally Productive – The property is located in a desirable area for residential use. The most probable maximally productive use is to develop into a single family detached building site. Opinion of the probable use is, contingent upon performing development engineering confirming its suitability as well as application and approval by Baltimore County.

METHODOLOGY: The estimated land value is based the Direct Sales Comparison Approach utilizing sales of similar properties in the market area. Market land sales are compared to the subject property with adjustments made for differences between the sale and the subject property indicating what the comparable price would be if it possessed similar characteristics as the subject. Both the Cost Approach and the Income Approach are not applicable to the appraisal problem and are not be necessary to reach credible appraisal results and therefore omitted.

The grid below compares larger parcel sales suitable for residential use. All are located in Baltimore County, three of which are located just north of the subject in Kingsville and the other two located northwest of the subject in the central part of the county.

DIRECT SALES COMPARISON APPROACH:

Item	Subject	Comparable #1		Comparable #2		Comparable #3		Comparable #4		Comparable #5	
Address:	Parcel 458 Tx Mp 63 Perry Hall, MD 21128	11304 Arbutus Ave Kingsville, MD 21087		Dowell Lane Kingsville, MD 21087		Lot 42 Gontrum Rd Kingsville, MD 21087		1127 Bernoudy Rd White Hall, MD 21161		947 Western Run Rd Cockeysville, MD 21030	
Sales Price:		\$435,000		\$499,000		\$625,000		\$500,000		\$492,000	
Date of Sale:		4/21/2023		2/29/2024		10/8/2025		2/14/2024		11/10/2025	
Data Source:	Inspection	MLS# MDBC2010980		MLS# MDBC2010978		MLS# MDBC2103386		MLS# MDBC208560		MLS# MDBC2083376	
Tax Acct #	Land Records	11-1101074485		11-1116075940 & 1116075941		11 2200011526		06000050, 0706000090, 0706000090		08 0808068900, 0819072251	
Deed Reference:		48104/281		48904/178		50627/479		48830/325			
Proximity to Subject:	N/A									50771/129	
Property Rights Conveyed	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Site Characteristics											
Size (ac)	26.056	19.17		18.18		39.07		11.31		12.73	
Size (sf)	1,134,999	835,045		791,921		1,701,889		492,664		554,519	
Land physical characteristic	Wooded/sloped/streams	Wooded/open/gen level/stream		Wooded/open/gen level/stream		Open/gen level/stream		Wooded/open/stream		Wooded/sloping/stream	
Zoning:	RC7	RC5		RC5		RC5		RC4		RC7	
Improvements	Unimproved	Unimproved		Unimproved		Unimproved		Unimproved		Old house in poor condition	
Sales Price:	Fee Simple	Fee Simple	\$435,000	Fee Simple	\$499,000	Fee Simple	\$625,000	Fee Simple	\$500,000	Fee Simple	\$492,000
Property Rights Conveyed:			0%		0%		0%		0%		0%
Adjusted Price:			\$435,000		\$499,000		\$625,000		\$500,000		\$492,000
Sale Conditions & Financing:		Typical	0%	Typical	0%	Typical	0%		0%	Typical	0%
Adjusted Price:			\$435,000		\$499,000		\$625,000		\$500,000		\$492,000
Immediate Expenditures			0%	\$0	0%	\$0	0%	\$0	0%		0%
Adjusted Price:			\$435,000		\$499,000		\$625,000		\$500,000		\$492,000
Market Conditions:		3%/year	10%	3%/year	7%	3%/year	3%	3%/year	8%	3%/year	2%
Adjudted Price		Adjusted Price	\$478,500	Adjusted Price	\$533,930	Adjusted Price	\$643,750	Adjusted Price	\$540,000	Adjusted Price	\$501,840
Location:	Perry Hall	Kingsville	0%	Kingsville	0%	Kingsville	0%	White Hall	-10%	Western Run	-10%
Property Size:	1,134,999	835,045	6%	791,921	6%	1,701,889	-9%	492,664	6%	554,519	6%
Zoning	RC7	RC5	0%	RC5	0%	RC5	0%	RC4	0%	RC7	0%
Current Use	Public Parkland	Private land	0%	Private land	0%	Private land	0%	Private land	0%	Private land	0%
Land physical characteristic	Sloping, wooded	Wooded/open/gen level/strea	-5%	Wooded/open/gen level/s	-5%	Open/gen level/stream	-5%	Wooded/open/streat	0%	Wooded/sloping/strear	0%
Road characteristic	Average	Average	0%	Shared	0%	Average	0%	Average	0%	Average	0%
View/Setting	Average/Good	Average/Good	0%	Average/Good	0%	Good	-10%	Average	0%	Average	0%
Utilities	None	Well & Perc	-2%	Well/no perc	-1%	perc for sand mound	-1%	Well/perc	-2%	No Well/per	0%
Net Adjustments:			-1%		0%		-25%		-6%		-4%
Indicated Value/Acre:			\$473,715		\$533,930		\$482,813		\$507,600		\$480,680

Comparable #1 11304 Arbutus Avenue is a 19.17 acres irregular shaped parcel purchased as a building lot. The property is located in Kingsville, north of the subject. Adjustments are made for changes in market condition, more desirables moderate terrain with open cleared areas and well and perc test in place.

Comparable #2, Dowell Lane is an 18.18-acre property consisting of two tax parcels. A previous house on the property was razed. The property was purchased a single building site. Adjustments are made for changes in market conditions, smaller size and more desirable moderate topography and open cleared area and well in place.

Comparable #3 Lot 42 Gontrum Road, is a 39.07-acre irregular shaped lot with approximately 50% cleared and relatively level. The property is located in a developed subdivision of good quality homes. The soils have been perc' d and approved for a sand mound system. Adjustments are made for changes in market conditions, larger size, open moderate terrain, more desirable setting and approved perc.

The fourth sales, 1127 Bernoudy Road, is located northwest of the subject in White Hall. This is the sale of a 11.31-acre property backing to Gunpowder Falls State Park. Adjustments are made for changes in market conditions since its sales, smaller size and installed well and perc testing.

The fifth sale, 947 Western Run Road, is 12.73-acre irregular shaped parcel located in the Western Run Valley market area of northcentral Baltimore County. The property borders Western Run. Topography is moderate to steeply sloped. A small frame dwelling in poor to fair condition sits on the property along with outbuildings. Adjustments area made for changes in market conditions, location and smaller size.

After adjustment, the comparables indicate a value range from \$473,715 to \$533,930, a median value of \$482,813, and an average of \$495,748. The subject's value is reasonably supported at \$495,000 reflecting a value rate of \$0.44 per square foot.

AFTER VALUE ESTIMATE: The proposed acquisition includes a Drainage and Utility Easement containing 6,286 sf located in the northern portion of the subject property. The Temporary Construction Easement containing 7,526 square feet is irregular running roughly parallel along the eastern boundary of the proposed perpetual drainage and utility easement. In my opinion, the proposed acquisition and public project will not result in damages to the remainder.

The fee simple market value per square foot is estimated at \$0.44 per square foot or \$19,166 per acre. A percentage of the fee simple interest estimated at 50% is applied recognizing the partial interests to be acquired. The value of the temporary easement area is estimated at 10% of the fee simple interest in recognition of the temporary use reverting back to the property owner on completion of the public project. Some mature trees with an estimated contributing value of \$2,000 are anticipated to be impacted by the public project.

The appraisal is made under the assumption that any site improvements in the taking areas that are impacted as a result public project will be returned in similar condition however large trees will not be permitted in the easement area in order to protect the public infrastructure. After the easements are in place and the public project is completed, surface use within the easement area will be permitted.

Estimate of After Value			
Before Site Value Estimate:			\$495,000
Estimated Site Value:	\$ 495,000		
Subject Site Size:	1,134,999	sf	
Estimated Site Value/sf:	\$ 0.44	/sf	
Proposed Taking			
Drainage & Utility Easement:	6,286	/sf x \$0.44 x 50% =	\$1,383
Temporary Construction Easement:	7,526	/sf x \$0.44 x 10% =	\$331
Contributing value of impacted site improvements:			\$2,000
After Estimated Value of Subject Property:			\$491,286

Summary and Conclusion	
Before Site Value Estimate:	\$495,000
After Site Value Estimate:	\$491,286
Estimated Market Value of Taking:	\$3,714

It is my opinion the Market Value of the proposed takings as of September 4, 2026 is \$3,714. Description of the property, market data, analysis, supporting documentation, limiting conditions and certification are presented in the prior and following pages and retained in the appraisal work folder.



Name: Stephen Muller, SRA
Certified General Appraiser 04-1022

September 14, 2026
Date

HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS:

The estimated market value of the fee simple interest as of the effective date is subject to the following *Hypothetical Conditions* and *Extraordinary Assumptions*:

The After Value estimate is subject to the **Hypothetical Condition** the property is encumbered by a 6,286 square foot perpetual drainage and utility easement and a 7,526 temporary construction easement as of the effective date.

The appraisal is made under the assumption that any site improvements in the taking areas that are impacted as a result public project will be returned in similar condition however large trees will not be permitted in the easement area in order to protect the public infrastructure. After the easements are in place and the public project is completed, surface use within the easement area will be permitted.

The use of *Hypothetical Conditions* and *Extraordinary Assumptions* might have affected the assignment results.

SCOPE OF WORK: The scope of work includes reviewing the tax records of each property, verifying the underlying zoning, FEMA flood zone, and MLS listing history. The acquisition drawings and project construction plans were reviewed. The market value is based on comparables sales data assembled from various sources including BrightMLS and SDAT sales records.

The property was inspected on September 4, 2026.

FAIR MARKET VALUE: the price as of the valuation date for the highest and best use of the property which a vendor, willing but not obligated to sell, would accept for the property, and which a purchaser, willing but not obligated to buy, would pay, excluding any increment in value proximately caused by the public project for which the property condemned is needed. In addition, fair market value includes any amount by which the price reflects a diminution in value occurring between the effective date of legislative authority for the acquisition of the property and the date of actual taking if the trier of facts finds that the diminution in value was proximately caused by the public project for which the property condemned is needed, or by announcements or acts of the plaintiff or its officials concerning the public project, and was beyond the reasonable control of the property owner. *MD Code, Real Property, §12-105*

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS:

The appraiser’s certification in the appraisal report is subject to the following conditions:

1. The appraiser is not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, does not render any opinions about the title. The property is appraised on the basis of the property being under responsible ownership.
2. Court attendance and the giving of expert testimony are not included as a part of this report.
3. The appraiser has noted in the appraisal report any adverse conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser is not responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
4. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that are considered to be reliable and believed be true and correct.
5. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice (USPAP), the Appraisal Institute related to review by its duly authorized representatives and regulations and laws of Baltimore County.

APPRAISER’S CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- The statements of facts contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- A prior appraisal was performed on the subject December 18, 2024.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- I certify that, to the best of my knowledge and belief, the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Uniform Standards of Professional Appraisal Practice* (USPAP) and the Code of Professional Ethics of the Appraisal Institute.
- I have made a personal roadside inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- I have taken into consideration the factors that have an impact on fair market value in my development of the estimate of value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

- I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject to the Underlying Assumptions and Limiting Conditions, Extraordinary Assumptions and Hypothetical Conditions stated in the report.
- I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation or a specific valuation.
- I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to this appraisal report, I take no responsibility for it.
- As of the date of this report, I, Stephen H. Muller, SRA, have completed the continuing education program of the Appraisal Institute.
- I, Stephen Muller, certify that the use of this report is subject to the requirements of the Appraisal Institute related to review by its duly authorized representatives.

The appraiser further certifies:
That to the best of my knowledge and belief the statements contained in the appraisal are true, and the information upon which the opinions expressed are based is correct, subject to the assumptions and limiting conditions therein set forth. The appraisal has been completed in conformity with Baltimore County and Maryland State laws, regulations, policies and procedures applicable to appraisal of Right of Way for such purposes; and that to the best of my knowledge no portion of the value assigned to such property consists of items which are non-compensable under the established laws of Maryland and Baltimore County. That neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported herein. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised. I have not revealed the findings and results of such appraisal to anyone other than the authorized personnel and officials of Baltimore County Maryland.



Name Stephen Muller, SRA
Certified General Appraiser 04-1022 MD

9/14/2026
Date

PHOTOGRAPHS OF SUBJECT PROPERTY



Looking NW from access road towards pumping station



Looking NW along access road towards easement area



Looking SW from access road over uphill portion of property

EXHIBIT



MARYLAND COORDINATE SYSTEM

16/88 DWN

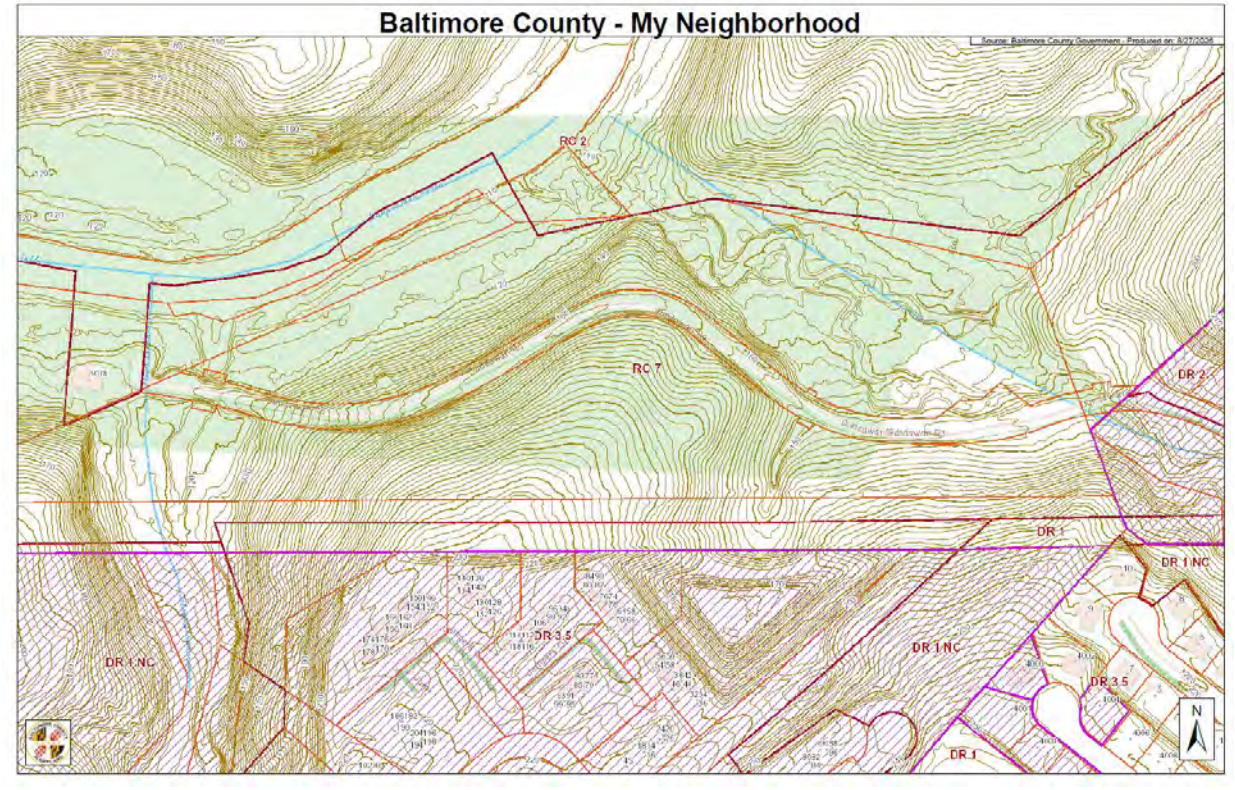
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1" = 50'

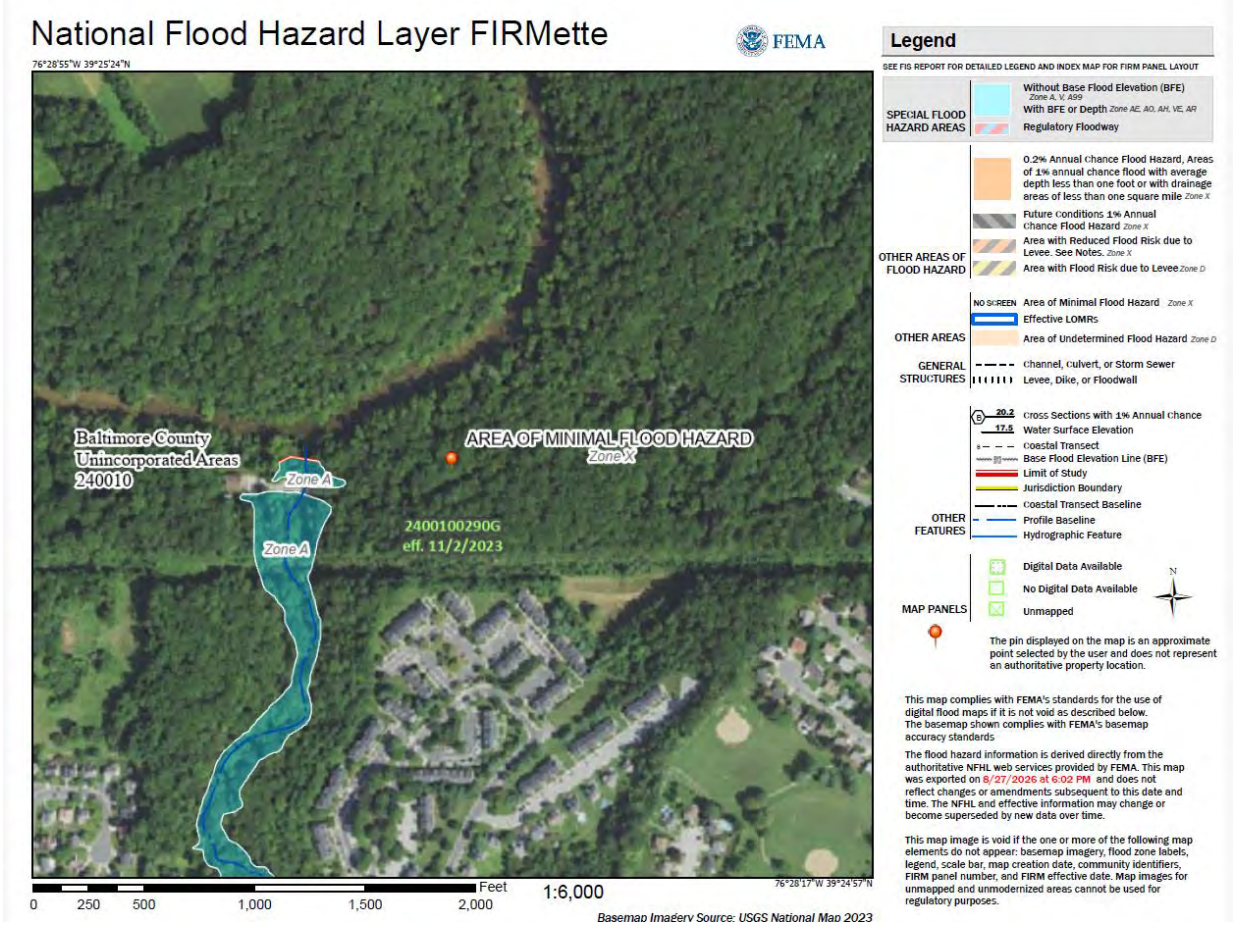
SCALE IN FEET

BALTIMORE COUNTY			REAL ESTATE COMPLIANCE		
DISTRICT NO. 11C7		POSITION SHEET NO.		FEDERAL PROJECT NO.	
		CONSTRUCTION PLAN NO. 2021-1492		MARYLAND PROJECT NO.	
APPROVED <i>Thomas K. Quinn</i> DIRECTOR OF PUBLIC WORKS DATE 8/25/2026		☐ AREA TO BE ACQUIRED ☒ REVERTIBLE SLOPE EASEMENT ☒ TEMPORARY CONSTRUCTION AREA		☒ EXISTING COUNTY R/W ☒ AREA TO BE RELEASED ☐ TEMPORARY SLOPE EASEMENT	
APPROVED <i>J. H. H.</i> REAL ESTATE COMPLIANCE DATE 8-25-26		REM NO. RECORDED		DRAWN BY K.M.R. PLAT CHECKED F.G. AREA CHECKED F.G. TITLE CHECKED	
APPROVED _____ DRAFTING DATE _____				SCALE: 1" = 50' B.C. JOB ORDER NO. 201-0077-7275 RW 18-100-19	
				REVISIONS 7/9/2024 8/14/2026	

CONTOUR MAP WITH ZONING OVERLAY



FLOOD MAP



Comparable #1
11304 Arbutus Avenue



Comparable #2
Dowell Lane



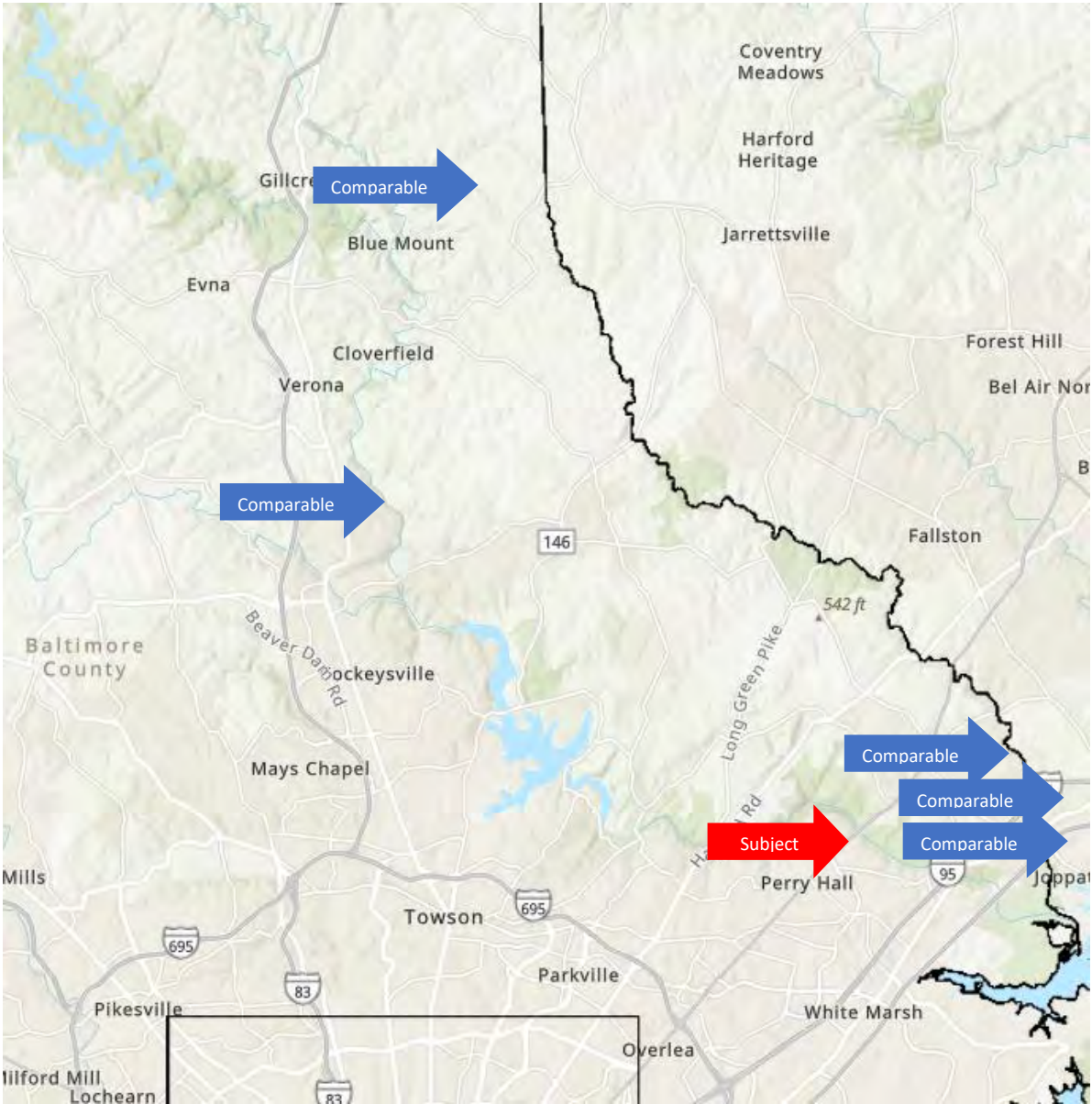
Comparable #3
Lot 42 Gontrum Road



Comparable #4
947 Western Run Road



LOCATION MAP



RW: 18-100
J.O.: 201-0077-7275
Item: 37 (U)
Election District: 11c5

DEED OF EASEMENT AND AGREEMENT

THIS DEED OF EASEMENT AND AGREEMENT, made this _____ day of _____, in the year 20____, by and between State of Maryland Department of Forest and Parks, Grantor; and BALTIMORE COUNTY, MARYLAND, a body corporate and politic, Grantee.

WHEREAS, the Grantee desires to construct and maintain sewers, drains, water pipes, and other municipal utilities and services in, on, through, and across the land hereinafter described, and the Grantor is willing to grant such right.

NOW, THEREFORE, in consideration of the premises and the sum of Three Thousand Seven Hundred and Fourteen and 00/100 DOLLARS (\$3,714.00), the receipt and sufficiency of which is hereby acknowledged, the said Grantor hereby grants and conveys unto Baltimore County, Maryland, a body corporate and politic, its successors and assigns, an easement in, on, through, and across the land of the Grantor, situate in Baltimore County, State of Maryland to lay, construct, and maintain sewers, drains, water pipes, other municipal utilities and services, and for other governmental purposes, said sewers, drains, water pipes, other municipal utilities and services, and other governmental purposes to be in, on, through and across the easement area which is described as follows:

BEING an easement of irregular dimensions across the property of the Grantor, containing 0.1443 acre (6,286 sq. ft.), more or less, as shown and indicated as "DRAINAGE and UTILITY EASEMENT" on Drawing No. RW18-100-19, which is attached hereto and made a part hereof.

TOGETHER with a temporary easement for construction purposes over the property of the Grantor, containing 0.1728 acre (7,526 sq. ft.), more or less, as shown and indicated as "TOTAL TEMPORARY CONSTRUCTION EASEMENT AREA" on the Drawing. All rights in said temporary easement hereby granted to Baltimore County, Maryland, shall upon completion of construction of the entire project, terminate and revert to the Grantor.

TOGETHER ALSO with the right of Baltimore County, Maryland, its successors or assigns, employees or agents, to remove any tree having a butt diameter of 3" or less, which may be in the aforesaid temporary construction area.

Situate in the 11th Election District of Baltimore County, Maryland,

Being a portion of the property which by deed dated November 6, 1967, and recorded among the Land Records of Baltimore County, Maryland in Liber 4824, folio 571 was granted and conveyed by Leone A. Crane, Jacob L. Friedman and Ann Friedman unto State of Maryland Department of Forest and Parks, the Grantor herein.

AND the Grantor does hereby agree that Baltimore County, Maryland, its successors and/or assigns, shall have the right and privilege of entering upon the aforesaid land, whenever it may be necessary to make openings and excavations, and to lay, construct and maintain said municipal utilities and appurtenances, provided, however, that the ground hereinabove described shall be restored and left in good condition; and it is further agreed that no buildings or structures of any kind shall be erected in, on, or over the said easement by the Grantor, the Grantor's personal representatives, successors and/or assigns; nor shall the existing grade be changed without prior approval of the Baltimore County Department of Public Works and Transportation.

AS WITNESS the due execution hereof by the aforementioned Grantor.

ATTEST:

GRANTOR:

State of Maryland Department of Forest and Parks

By: _____(SEAL)

Name: _____

Title: _____

Address: _____

Telephone Number: _____

Email: _____

STATE OF _____, CITY/COUNTY OF _____, to wit:

I HEREBY CERTIFY, that on this ____ day of _____, in the year _____, before me, the subscriber, a Notary Public, personally appeared _____, and that he/she as _____, being authorized to do so, executed the foregoing Deed of Easement and Agreement for the purposes therein contained, by signing the name of _____ by himself/herself as such _____, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission expires: _____

(SIGNATURES ON FOLLOWING PAGES)

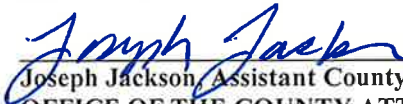
Whitemarsh to Gunpowder Pumping
Station, RW18-100, Item 37

APPROVED:

Lauren Buckler, Director
Department of Public Works and Transportation

DATE: _____

APPROVED FOR LEGAL FORM AND SUFFICIENCY*
(Subject to Execution by A Duly Authorized County
Administrative Official and County Council, if Indicated)



Joseph Jackson, Assistant County Attorney
OFFICE OF THE COUNTY ATTORNEY

DATE: 15 Sept. 26

*Approval of Legal Form and Sufficiency Does Not Convey
Approval or Disapproval of Substantive Nature of Transaction.
Approval is Based Upon Typeset Document. All Modifications Require Re-Approval

APPROVED AND ACCEPTED this _____

Day of _____, 20____
BALTIMORE COUNTY, MARYLAND:

ATTEST/WITNESS

BY: _____
D'Andrea L. Walker
County Administrative Officer

This is to certify that the within instrument was prepared by an attorney admitted to practice before the
Supreme Court of Maryland.

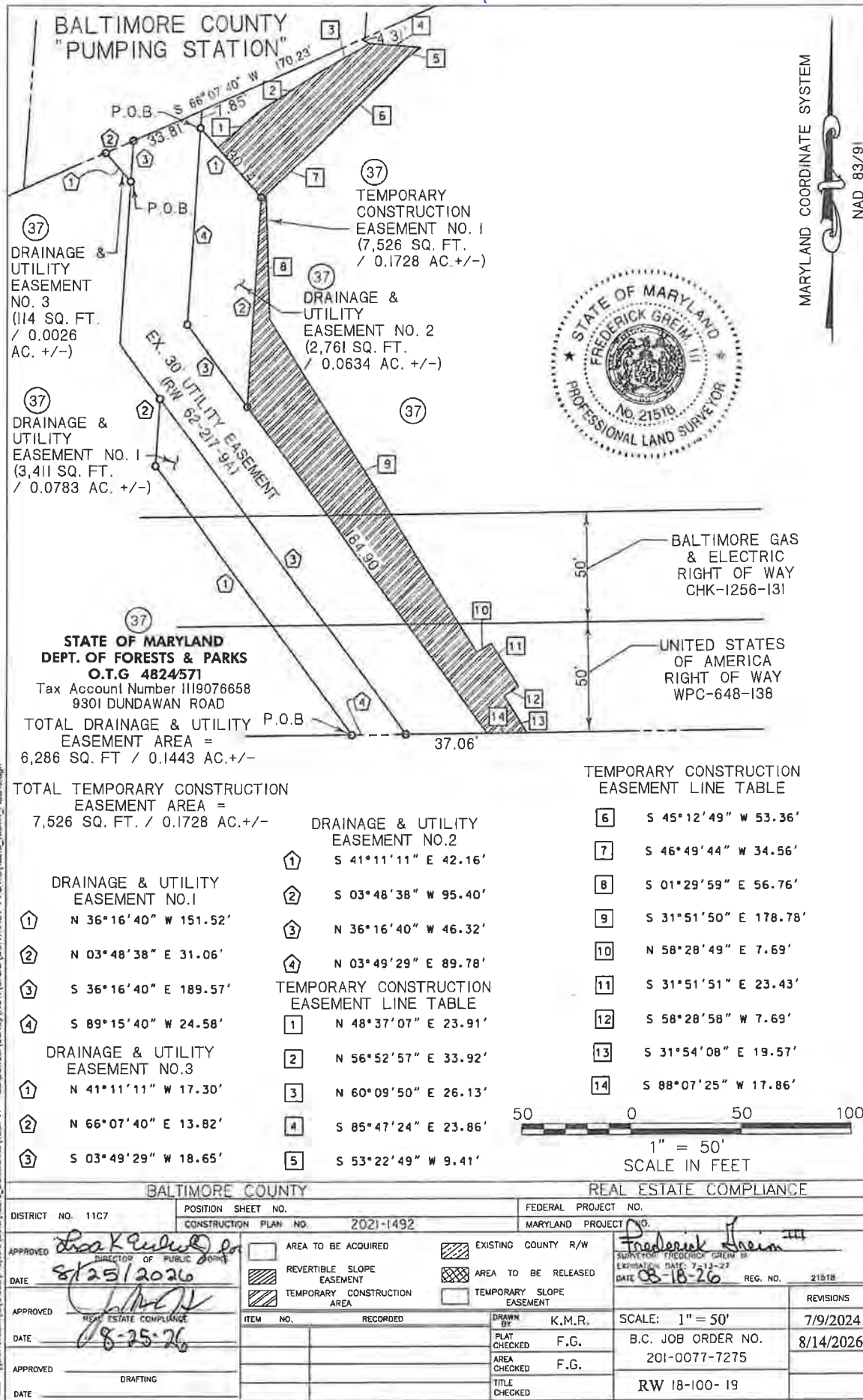


Joseph Jackson, Assistant County Attorney

TAX ID NO. 11-1119076658

All language on this page is required by Baltimore County for this document.

A



**STATE FINANCE AND PROCUREMENT ARTICLE
MARYLAND CLEARINGHOUSE REQUIREMENTS FOR EXPANDED
REVIEW AND NOTIFICATION
(BALTIMORE COUNTY – WHITE MARSH SEWER CONVEYANCE EASEMENT
EXPANSION REQUEST – 2019DNR126)**

Baltimore County Government permanent utility easement request for 0.14 acres (see Attachment B), related to mandated Maryland Department of the Environment and U.S. Environmental Protection Agency sewer system improvement requirements. The specific sewer system improvement area is located between the Gunpowder Sewage Pumping Station (SPS), adjacent to the Big Gunpowder Falls, and the White Marsh SPS, which is located adjacent to White Marsh Run. This is for the improved section located in Gunpowder Falls State Park. State Finance and Procurement Article §5-310 (c) requirements for additional information for Maryland Clearinghouse is summarized below:

1) History of the acquisition of the Property:

The property was acquired by DNR in the early days of Maryland Parks and Forestry service to provide natural resources access to Maryland residents.

2) Rationale for the acquisition of the Property, as provided to the Maryland Board of Public Works at the time of the acquisition:

To provide enhanced sanitary sewer services to the public and local residents, and to avoid sewer overflows at this location with additional capacity and facilities.

3) Any future conservation plans for the Property:

No future conservation plans. This area is currently a public utility easement, whereby an expansion of the easement has been requested by the County to provide enhanced sanitary sewer services to the public and local residents, and to avoid sewer overflows at this location with additional capacity and facilities.

4) The environmental and ecological attributes of the Property:

This County sewer pumping station and associated infrastructure are located near a stream and within the 100-year floodplain. Wetlands and wetland buffers may be present in the sewer system alignment. All improvements shall be coordinated with Maryland Department of the Environment (MDE) for permitting.

- 5) The cultural and historical significance of the property:

No historical and cultural significance at this location.

- 6) The relationship of the Property to surrounding and nearby real properties:

Surrounding properties include developed County areas to the south. State property is located to the north, east, and west (all part of Gunpowder Falls State Park – see attached map below).

- 7) The actual cost savings, if any, that the unit anticipates will result from the disposal of the property:

The County will assume responsibility for this portion of the Park once transferred.

- 8) Any expected revenues that would be generated from the disposal of the property:

No expected revenue as a necessary utility easement for sewer conveyance.

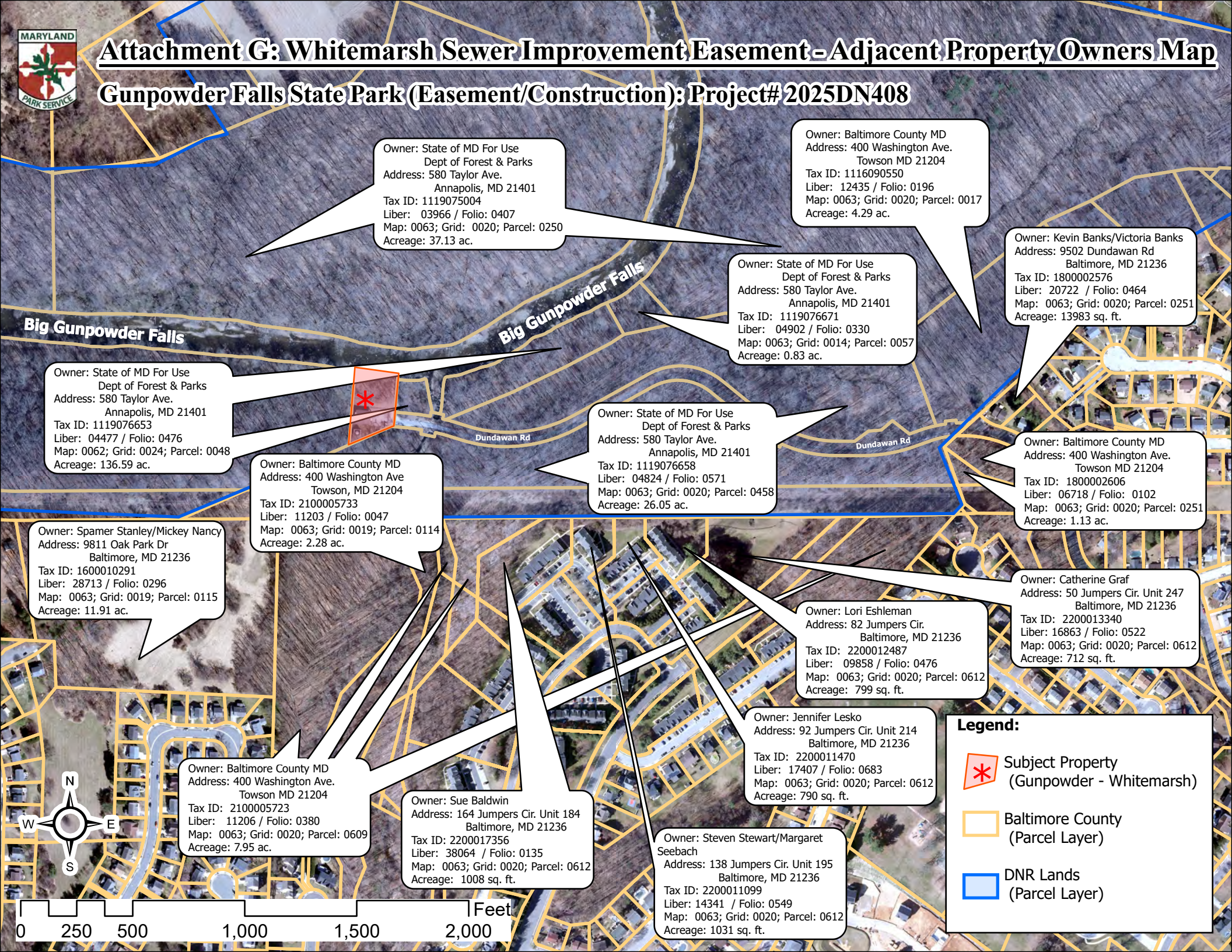
- 9) Any other justification or basis that the unit relied on in its determination that the property is in excess of its needs:

An existing pumping station and utility easement for sewer conveyance is already on the property. Expansion of the sewer easement to accommodate increased flows in this area is necessary and mandated by MDE Consent Decree.



Attachment G: Whitemarsh Sewer Improvement Easement - Adjacent Property Owners Map

Gunpowder Falls State Park (Easement/Construction): Project# 2025DN408





*Wes Moore, Governor
Aruna Miller, Lt. Governor
Josh Kurtz, Secretary
David Goshorn, Deputy Secretary*

November 3, 2023

Michelle Harden
RK&K
700 East Pratt Street, Suite 500
Baltimore, MD 21202

David Bayer, P.E.
Baltimore County Department of Public Works & Transportation
Bureau of Engineering & Construction, Sewer Design Section
County Office Building, Room 200
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: "Gunpowder Sewage Pumping Station (SPS) to White Marsh SPS System Improvements – Gunpowder Falls State Park: Project# 2019DNR126"

Ms. Harden:

In summary, the Baltimore County Department of Public Works and Transportation is requesting access to Gunpowder Falls State Park to perform improvements to an existing wastewater conveyance system. This project involves the construction of approximately six (6) miles of new sanitary sewer conveyance facilities with a portion located within the Park (approximately 200 feet). The sewer system is located between the Gunpowder Sewage Pumping Station (SPS), adjacent to the Big Gunpowder Falls, and the White Marsh SPS, which is located adjacent to White Marsh Run. The purpose of the project is to improve capacity in the wastewater conveyance system between these two pumping stations. The improvements include a new parallel force main (relief sewer) to augment the existing interceptor piping. The existing piping will remain in service and may be rehabilitated once the new facilities are emplaced. This is a mandated "Consent Decree" project with Baltimore County, the Maryland Department of the Environment (MDE), and United States Environmental Protection Agency (EPA), and the United States Department of Justice.

Baltimore County is requesting access from the Maryland Department of Natural Resources (DNR) and the Maryland Park Service (MPS) to move equipment, install the parallel sewer system, and perform the repairs. Contractors will access via an established trail system located at the County pumping station at the end of Dundawan Road. Vegetation clearing and grubbing will be required to provide equipment access. Much of the work will be within an existing utility easement but some new permanent easement is being requested as part of this project. A site meeting with Baltimore County was held on 10/16/23, whereby Baltimore County indicated that the trails in the vicinity of the sewage conveyance system will be temporarily closed during construction work.

The Maryland Department of Natural Resources (DNR) Maryland Park Service (MPS) has completed the review of the above referenced project. This project has been reviewed by DNR's team of multi-disciplined resource experts and may proceed with the following conditions:

- 1) **Maryland Park Service Requirements:** All work shall be coordinated with the Park Manager, Luke Terrell, who can be reached at 240-278-5218, or by email at Luke.Terrell@maryland.gov. A pre-construction meeting between MPS staff and Baltimore County, and its contractors and / or assigns, may be required. Coordination may include continued and routine contact with the Park Manager to ensure construction does not adversely impact park operations, parkland, trails, or resources. Prior to commencement of any construction activities, copies of all permits and authorizations shall be provided to the Park Manager. No waste shall be left behind onsite and disturbed areas restored for trail use. Any flagging associated with this project shall be removed when work ends. The use of spray paint is prohibited in State parks.
- 2) **Basic Requirements:** DNR and the MPS note that this is a mandated sewer repair project under Consent Order, whereby work is required. Be advised, DNR and the MPS are not responsible for any equipment left onsite or damaged during the proposed work, performed by Baltimore County and its contractors and / or assigns. Baltimore County must: 1) adhere to all applicable federal, state, and local laws and acquire permits, where required; 2) take any and all precautionary measures to ensure the protection of sensitive and threatened / endangered species and habitats, both flora and fauna, where applicable; 3) comply with designated work time schedules in coordination with DNR-MPS staff, where applicable; 4) post signage and perform public outreach, where appropriate, advising visitors of work and any hazards and/or inconveniences at specific locations to be determined in coordination with MPS staff; 5) ensure safety at all times during pre-construction and construction activities, according to applicable safety standards, procedures, and laws; and 6) contact Miss Utility, as per Maryland law (2010 *Maryland Underground Facilities Damage Prevention Law*).
- 3) **Public Outreach Requirements:** Baltimore County shall prepare public outreach materials for the proposed sewer project on State parkland, which shall be coordinated with the Park Manager. Tasks shall include, but are not limited to:
 - A. Designating a single point of contact to field public inquiries regarding the project, whereby MPS staff will redirect any questions.
 - B. Developing handout(s) and other documents for public consumption that describe the project and provide key construction information (i.e. dates, times, places, etc.).
 - C. Providing a Baltimore County website address for the public to download information concerning the project. This may include links to social media sites (DNR Communications, Facebook, Twitter, etc.). Please contact Tim Hamilton, DNR Communications at 410-260-8150 or by email at Timothy.Hamilton@maryland.gov to coordinate internet outreach efforts with DNR.
 - D. Installing signage at select locations to be coordinated with MPS staff. Signage should mirror information provided on the internet and handouts, as described above.
 - E. Ensuring construction work minimizes impacts to Park trails and users to the extent practicable. Be advised, "Dundawan Road" is used as a means of trail access by the local community. Baltimore County shall advise trail users with appropriate signage regarding construction activities at road entrances to the pumping stations, and near the pumping station, where trails intersect. When workers are not present, the work site shall be

secured by means of a temporary fence or other physical barriers if hazards or unsafe conditions exist near park trails. Trail closures and reroutes shall be coordinated with the Park Manager. Physical barriers at the construction site or flagging also may be required and should be coordinated with Park staff. At sole cost, Baltimore shall ensure trails are restored to pre-construction conditions, or to conditions as defined by the MPS. This includes steep slopes where grading is anticipated.

- 4) **DNR Maryland Forest Service (DNR-MFS) Requirements:** The majority of the study area falls within mature forest, consisting of American Beech (*Fagus grandifolia*), Tulip Poplar (*Liriodendron tulipifera*), and Northern Red Oak (*Quercus rubra*) in the canopy. Vegetation clearing is required for this project, whereby Maryland Forest Conservation Act (FCA) compliance is required (Nat. Res. Art. 5-1601-5-16122, Annotated Code of Maryland). Projects proposed on State land must be submitted to DNR-MFS for review. See the following website for more information: <http://dnr.maryland.gov/forests/Pages/programapps/newfca.aspx>.

Please note that the Forest Conservation Plan (FCP) and calculations indicate a reforestation requirement of 0.29 acres. This acreage must be protected via a Forest Management Plan (FMP). The County has requested if this 0.29-acre requirement could be temporarily deferred and then added to the Forest Conservation Act (FCA) reforestation requirement for the Gunpowder Sewershed project, which is under design. While the MPS is supportive of the County's request, a binding Memorandum of Understanding (MOU) would be required. The MOU should be prepared and proffered by Baltimore County and must be agreed to by DNR, prior to this project going to construction. The MOU would have to document each project and responsibility for FCA compliance and reforestation, which resides with the County for the clearing on DNR land. The acreage for this project would be added to the reforestation plans for the larger Gunpowder Sewershed project. The applicant (Baltimore County or assigns) shall prepare and submit all required documentation for Maryland Forest Conservation Act (FCA) compliance to the DNR-MFS. This will include a Forest Stand Delineation (FSD), a Forest Conservation Plan (FCP) and a Forest Management Plan (FMP) for any reforestation / afforestation areas that may be necessary for mitigation. The County shall work with MPS staff to determine a location for such pending reforestation.

In lieu of the MOU, a Forest Management Plan is required to meet the 0.29-acre reforestation requirement for this project. The plan shall be prepared by a professional forester and submitted to the MPS and DNR-MFS for review. The DNR-MFS contact for FCA compliance is Anne Gilbert, who can be reached by email at Anne.Gilbert@maryland.gov or by phone at 410-836-4568 (Monday/Friday) or 410-260-8510 (Wednesday).

- 5) **DNR Fisheries and Boating Service (DNR-FABS) Requirements:** Construction must adhere to sediment and erosion control best management practices (BMPs) according to MDE guidelines to avoid downstream sediment transport. Disturbed areas shall be stabilized following the completion of daily activities.
- 6) **DNR Environmental Review Program (DNR-ERP) Requirements:** Steep slopes are noted. This project includes floodplain impacts. The DNR-ERP notes that a Joint Permit Application (JPA) with the Maryland Department of the Environment (MDE) and United States Army Corps of Engineers (USACOE) is required.
- 7) **DNR Wildlife and Heritage Service (DNR-WHS) Comments:** The DNR-WHS has indicated no concerns with this project.

- 8) **Maryland Historical Trust (MHT) Comments:** The Maryland Historical Trust (MHT) has indicated no adverse impacts to State historical, cultural, and / or archeological resources.
- 9) **Access Requirements:** An access Right of Entry (ROE) with DNR will be issued for the emergency sewer work. The following applies:
- A. A permanent utility (sewer) easement is being requested by Baltimore County related to this project. Please provide a separate Project Information Form (see Attachment A) for the “Utility Easement Request,” which can be processed following the emergency construction work. A stamped survey, prepared by a licensed surveyor in Maryland, is required for processing. The requested permanent utility easement also will require review by the Maryland State Clearinghouse, with the Maryland Department of Planning (MDP), and review and approval from the Maryland Board of Public Works (MD-BPW). Be advised, this process can take up to eight (8) months, or more. An appraisal also is required (see Attachment B), which must be provided prior to MD-BPW review.
 - B. Be advised, land that comprises Gunpowder Falls State Park is under the National Park Service (NPS) administered *Land and Water Conservation Fund Program* (LWCF Program). The LWCF Program has restrictive compliance requirements promulgated by the federal government (U.S. Department of the Interior), which regulates access, use, and disposal. These restrictions relegate DNR to issuing a 6-month ROE for the repairs, consistent with the LWCF program. Baltimore County can inform DNR, at a future date, if a new 6-month ROE will be needed to complete the project. Baltimore County shall ensure that the work area is restored so public recreation access can continue (i.e. trail restoration). Additional land for a permanent utility (sewer) easement / right-of-way may constitute a “conversion” under the NPS LWCF program, requiring replacement land be provided by Baltimore County. This will be assessed during the secondary project review, pending. Questions or comments regarding use and compliance with the LWCF Program should be directed to Ms. Carrie Lhotsky, who can be reached by email at Carrie.Lhotsky@maryland.gov or by phone at 443-534-8255.

If you have any questions regarding this review, please contact me at Shane.Johnston@maryland.gov or by phone at 410-260-8387

Sincerely,

A handwritten signature in blue ink, appearing to read "Shane Johnston", with a stylized flourish extending from the end.

Shane Johnston, Maryland Park Service

cc: Mary Owens, Patrick Bright, Luke Terrell, William Sade, LeeAnne Chandler, Kelly Wright, Dan Hudson, Tim Hamilton, Anne Gilbert, Jacqueline Tahsuda, Carrie Lhotsky, Robert McFarland

MARYLAND PARK SERVICE PROJECT INFORMATION FORM

Please enter information for the highlighted fields, as indicated below:

Project Name:	Filled out by Applicant
Project Number:	(Filled out by MPS Planning Staff)
Applicant Name:	Filled out by Applicant
Applicant Address:	Applicant's Address and Address Where the Project is Occurring
Land Unit:	Name of Maryland State Park
County:	Name of Maryland County
Region:	(Filled out by MPS Planning Staff)
Project Lead:	Who is Responsible for the Project in Your Organization – Provide Direct Contact Information Below
Project Type:	(Filled out by MPS Planning Staff)
Customer Type:	Name of Your Organization and Indicate if Public, Private, Academic, or Non-Profit
Request Type:	(Filled out by MPS Planning Staff)
Critical Area:	(Filled out by MPS Planning Staff)
Master Plan:	Attach Any Relevant Plans or Other Documents
Date Prepared:	Date of Application Preparation
Prepared By:	Indicate the Name of Who Prepared the Application
Contact Phone:	Provide Your Contact Information
Contact E-Mail:	Provide Your Contact Information
Review Due:	(Filled out by MPS Planning Staff)

Project Description: Provide a detailed description of your organization's project (who, what, when, where, why). Include important details such as total limit of disturbance, existing conditions, project need and alternatives considered. Please include any plans or relevant information that will assist the project review process, including a location or vicinity map and a site detail map.

General Site Conditions: Please provide a detailed description of the site (flat, hilly, mountainous, developed, fallow land, etc.) and where your organization's project is proposed. Highlight any relevant environmental information (forested, wetlands, floodplain, riparian areas etc.).

Project Considerations: Please provide any additional information (i.e. special conditions) that may be relevant for project review. List any other pending permits such as MDE Wetlands and Waterways and Erosion and Sediment Control. If a site has historic resources, make note of them and provide documentation that will be useful to Maryland Historical Trust. Other project considerations may include, but are not limited to, mandated projects by the State or federal government such as sewer upgrades or utility enhancements, interest in the project by local officials, tight timeframes due to funding, etc.

***Note: Provide the following additional information: 1) a Location / Vicinity Map; 2) Detailed Site Plan Map / Aerial; 3) Related Plans or Documents. For internal (MPS) projects, submit documents to the appropriate Land Unit Manager where the project will occur. Projects should be sent to: mpsprojectreview.dnr@maryland.gov.**

Detailed Instructions for Submitting Projects for Internal Review

Internal Project Review - Project Information Form: Applicants should fill out the highlighted areas on the Maryland Park Service (MPS) application as indicated; **MPS Project Information Form (PIF)**. The top part is information we need for the MPS electronic database. It allows us to generate reports and track our workload.

Project Description: This is the “who, what, where, when, why, and how” of the project. It should include information such as: How long the project will last? Where is the project located? How are you proposing to access the Park and/or site, and how often? Who will be involved? Are there environmental impacts? Is the project temporary or permanent? Is a public right-of-way or construction easement needed? And most importantly, why is the project needed? Etc.

General Site Conditions: Describe the existing physical features of the site such as topography, soils, vegetation, drainage, etc. This will help our reviewers to get a “feel” for the site and surrounding area as well as locate it on our own mapping system in order to document land use changes. If there are known sensitive environmental areas (e.g. wetlands, floodplain, streams, creeks, rivers, etc.), please let us know on the form.

Project Considerations: Include anything else that a reviewer might need to know: Is there a special event planned and the project must be completed by a certain date? Is there a local official pushing for it or a "friends" group that is involved? Will an outside entity be doing the work (contractor), and if so, who is it? Is this project mandated (i.e. a consent order or other legal requirement to complete the project)? Etc.

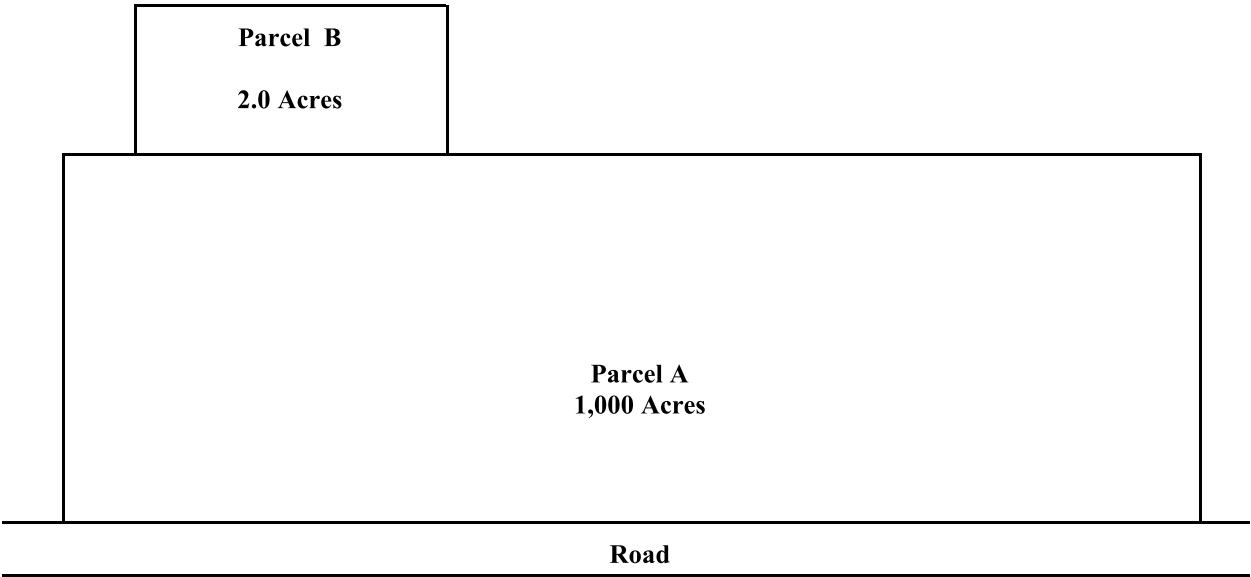
Location Map or Vicinity Map: This should be a map of the general area or vicinity with some specific landmarks, such as major and minor roads and towns. It can be an ADC Map, a Google Map, a street map, with a circle on it, or use generated map from a State GIS system such as MERLIN: <http://dnrweb.dnr.state.md.us/MERLIN/>. We need to know how to get to the site from locations outside of the immediate Park boundaries. Some of our reviewers may not be familiar with every park, so please include a complete street address with zip code on the map or PIF. If there is no street address at the site, provide a note and give the address of a nearby location.

Site Plan: This is a plan view drawing of the project showing the specific project site within the Park. It is very helpful if it is drawn to scale. It should match what is written in the PIF as far as dimensions, connections to other infrastructure, and impacts to the landscape as far as clearing, grading, etc. It should have a North arrow. It can include notes as needed to make things clear. If a researcher is setting up a net or trap structure, a drawing or photo of the equipment is helpful. If infrastructure work is planned, please include specifications.

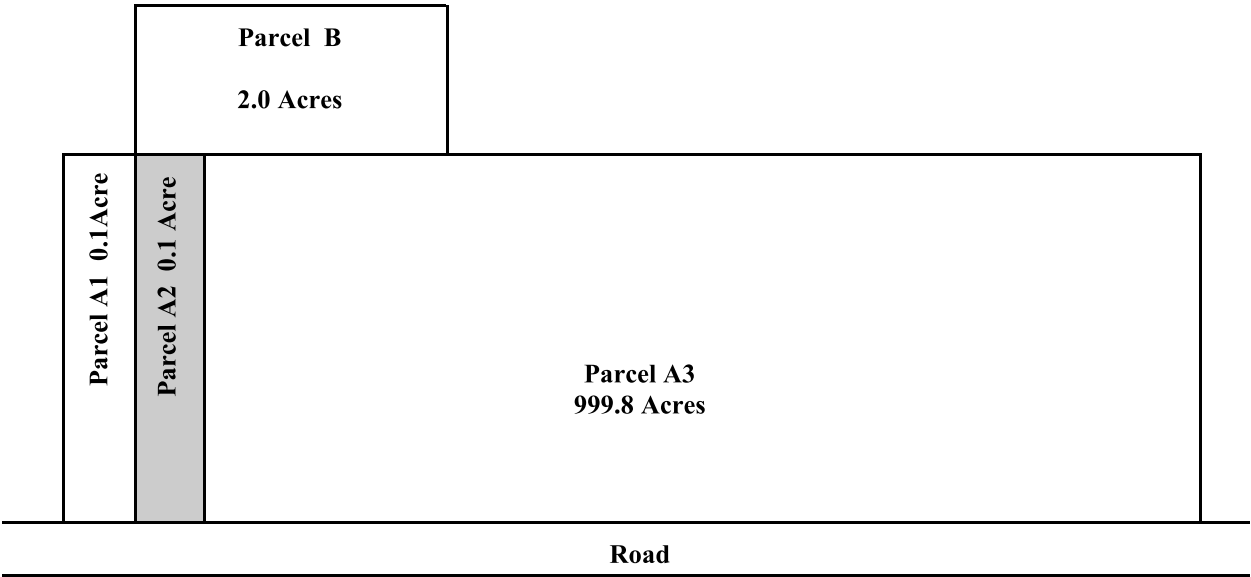
***Note: Provide the following additional information: 1) a Location / Vicinity Map; 2) Detailed Site Plan Map / Aerial; 3) Related Plans or Documents. Submit documents to the appropriate Land Unit Manager where the project will occur. Send completed Project Information Forms to mpsprojectreview.dnr@maryland.gov.**

In this example, Parcel B is a landlocked parcel of 2 acres which is unbuildable because of lack of access. The State owns 1,000 acres of land (Parcel A) lying between Parcel B and a road. The owner of Parcel B wants to purchase a strip of land (Parcel A2) from State Property A. This purchase divides Parcel A into 3 parts; Parcel A1, Parcel A2, and Parcel A3.

Before:



After:



The following market values are assumed for this example:

Building Lot	\$100,000
Very Large Acreage (1,000 acres $\pm$) Parcel with Development Potential	\$ 2,000/acre
Large Acreage (100 acres $\pm$) Parcel with Development Potential	\$ 5,000/acre
Open Space	\$ 1,000/acre

Before Value:

Parcel A:	1,000 acres with development potential	1,000 acres @ \$2,000 per acre =	\$2,000,000
Parcel B:	2 acres of open space	2 acres @ \$1,000 per acres =	\$ 2,000

After Value:

Parcel A:	999.8 acres with development potential (Parcel A3)	999.8 acres @ \$2,000 per acre =	\$1,999,600
	0.1 acre of open space (Parcel A1)	0.1 acre @ \$1,000 per acre =	\$ 100
		Total	\$1,999,700
Parcel B:	Building Lot	1 Building Lot @ \$100,000 per =	\$ 100,000

POSSIBLE VALUATION METHODOLOGIES

1) Value of Parcel A2 as a “stand alone” parcel:

0.1 acre of open space	0.1 acre @ \$1,000 per acre =	\$ 100
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2) Value of Parcel A2 measured by the loss to the State:

Before Value:

Parcel A:	1,000 acres with development potential	1,000 acres @ \$2,000 per acre =	\$2,000,000
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After Value:

Parcel A:	999.8 acres with development potential (Parcel A3)	999.8 acres @ \$2,000 per acre =	\$1,999,600
	0.1 acre of open space (Parcel A1)	0.1 acre @ \$1,000 per acre =	\$ 100
		Total	\$1,999,700
		Difference of	\$ 300

3) Value of Parcel A2 measured by the value enhancement to Parcel B:

Before Value:

Parcel B:	2 acres of open space	2 acres @ \$1,000 per acres =	\$ 2,000
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After Value:

Parcel B:	Building Lot	1 Building Lot @ \$100,000 per =	\$ 100,000
		Difference of	\$ 98,000

4) Value of Parcel A2 measured as a part of Parcel A as a whole:

Parcel A:	1,000 acres with development potential	1,000 acres @ \$2,000 per acre =	\$2,000,000
Parcel A2 = 0.01% of Parcel A		0.01% x \$2,000,000 =	\$ 200

5) Value of Parcel A2 measured as a part of Parcel B (after) as a whole:

Parcel B:	Building Lot	1 Building Lot @ \$100,000 per =	\$ 100,000
Parcel A2 = 5.0% of Parcel B		5.0% x \$100,000 =	\$ 5,000

6) Value of Parcel A2 measured as a part of a “typical” size parcel:

“Typical” size parcel of 100 acres with development potential	100 acres @ \$5,000 per =	\$ 500,000
Parcel A2 = 0.1% of “typical” size parcel	0.1% x \$500,000 =	\$ 500

DGS Appraiser List

Revised 10/03/16

NAME	FIRM	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	E-Mail
Belinko, Karen	Karen H. Belinko Appraisals, LLC	The Eli Bennett House, 5665 Mossy Springs Drive	Sykesville, MD 21784	410-259-2315		kbelinko@aol.com
Bohorfoush, Walter L.	Bohorfoush Appraisal Services	11331 Montgomery Rd.	Beltsville, MD 20705	301-937-7330		callwalt@verizon.net
Bowen, William G.	William G. Bowen, Inc.	13622 Pennsylvania Avenue	Hagerstown, MD 21742-2337	301-797-8770	301-416-7413	williambowen@msn.com
Bowers, Richard L.	Bowers Appraisal Service, LLP	1928 Dual Highway	Hagerstown, MD 21740	301-739-7610 301-416-7325 Cell:301-992-2463	301-416-7550	mike@bowersappraisal.com
Cadell, David E.	Cadell and Associates, LLC	29556 Brant Court, Suite 1	Easton, MD 21601	410-822-0010	410-822-8411	david@cadellassociates.com
Campanella, Joseph A.	Campanella and Company, Inc.	4204 1/2 Old Roland Avenue	Baltimore, MD 21210	410-243-5900 Cell:443-220-4338	410-243-7224	jac.campanella@gmail.com
Campbell, Melody	Everett, Benfield, LLC	4 North Avenue #421	Bel Air, Maryland 21014	410-893-4710 Cell: 410-952-9244	410-893-4713	melody@everettbenfield.com
Cline, Lou Anne	Lou Anne Cline and Associates, Inc.	1850 Chesapeak Road	Pasadena, MD 21122	410-437-9453 cell 410-369-8320	410-437-8245	lcline27@verizon.net
Dunkin, Terry R.	Dunkin Real Estate Advisors, LLC	2331 York Road, Suite 200	Lutherville, MD 21093	410-561-8400 Cell 410-561-8338	410-561-8400 call to turn on	Terry.Dunkin@DunkinAdvisors.com
Goodfellow, Michael P.	Goodfellow Real Estate Services, LLC	55 Driftwood Drive	Swanton, MD 21561	301-387-7139 Cell: 301-616-4663	301-387-7138	mikegoodfellow@mrisc.com
Henrickson, Richard	Richard Henrickson	2512 Claret Drive	Fallston, MD 21047	410-877-2825 Cell:410-961-4352	410-832-5781	realrich@verizon.net
Hentschel, John J.	Hentschel Real Estate Services	3220 Fieldcrest Way	Abingdon, MD 21009	410-515-0040 cell 443-616-5865	410-515-6594	john@hentco.com
Hooper, James B.	Hooper & Associates	P.O. Box 125	Waldorf, MD 20604	301-870-5841 cell 301-509-2581	301-932-9039	hooperassociates@verizon.net
Jill Jeffery	Trice Group, LLC	1003 Mt. Hermon Road, Suite 201	Salisbury, MD 21804	Direct 410-912-2049 Cell 410-251-6274	410-543-9100	jjeffery@valucentric.com
Jones, Gregory D.	Jones Realty Advisors	2331 York Road, Suite 200	Timonium, MD 21093	443-834-3901		Gjones@dunkin advisros.com
Kerr, Patrick, C.	Integra Realty Resources	11350 McCormick Rd. Executive Plaza IV Ste LL1	Hunt Valley, MD 21031	410-561-9320	410-561-9322	pkerr@irr.com
Lamb, David	Philip R. Lamb & Company, Inc.	3751 Thomas Point Road	Annapolis, MD 21403	301-924-5517	301-924-5518	davelamb@lambcompany.com
Lewis, Gregory A.	Gregory A. Lewis & Associates, Inc.	P.O. Box 2522	La Plata, MD 20646	301-934-6002 Cell: 301-643-5116		greglewis@comcast.net

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NAME	FIRM	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	E-Mail
McCain, William	W. R. McCain & Associates	205 Executive Plaza	Salisbury, MD 21804	410-742-3201 Cell: 410-726-1122	410-860-5313	commercial@wrmccain.com
McPherson, Terrence W.	McPherson & Associates, Inc.	7360 Guilford Drive, Suite 200	Frederick, MD 21704	301-696-1117 Cell: 301-606-6868	301-694-5665	bud@mcphersonassoc.com
Muller, Stephen H.	S. H. Muller & Associates, LLC	7307 York Road, 1st Floor	Towson, MD 21204	410-832-0080 Cell:410-303-6838	410-832-5781	smuller@mullerappraisal.com
Parker Gary V.	Advisory & Appraisal Services	1202 Lahinch Court	Middletown, DE 19709	302-376-5100 Cell:302-584-0707		GParkerMAI@aol.com
Peabody, George	Peabody & Associates, LLC	2525 Riva Road Suite 110	Annapolis, MD 21401	410-266-3100	410-266-0821	george@peabodyappraise.com
Peters, Melville E.	Associated Appraisers	4815 Prince George's Avenue	Beltsville, MD 20705	301-937-7000 Cell:301-502-9027	301-937-6618	value1.ed@outlook.com
Petroff, Frank W.	Petroff and Company, Ltd.	3009 Sevor Lane	Alexandria, VA 22309	703-360-0800 Cell: 703-300-7844	703-704-5292	frankpetroff@mrisc.com
Pugh, Michael	Pugh Real Estate Group, LLC	P.O.Box 378	Frederick, MD 21705	301-898-1178 ext 102		michael@pughrealestategroup.com
Randall, James L.	James L. Randall, SRA, LLC	33 W. Franklin Street, Suite 201	Hagerstown, MD 21740	301-797-8066	301-791-6253	jameslrandall@myactv.net
Semon, Bernard F.	B.F. Semon & Associates, Inc.	25 W. Chesapeake Ave., Ste. 201	Towson, MD 21204	410-321-1926 ext. 21	410-825-5212	bfsemon@aol.com
Thomas, Calvin V.	Valbridge/Lipman, Frizzell & Mitchell, LLC	6240 Old Dobbin Rd., Ste 140	Columbia, MD 21045	410-423-2336 Cell:410-340-4702	410-423-2410	cthomas@valbridge.com
Turlington, James R.	Turlington Valuation Associates, Inc.	P.O. Box 205	Hunt Valley, MD 21030	410-667-0035 Cell:443-250-6060	410-667-0034	Jrt@tvainc.com
Turner, William F.	Tidewater Properties Appraisers, Inc.	123 Clay Drive	Queenstown, MD 21658	410-827-8877 ext 11 Cell:410-310-7707	410-827-5018	fitz@fitzturner.com
Van Tyne, Guiliana M.	Julian Agency Real Estate	22 Lane Avenue, P.O. Box	143 Cumberland, MD 21502	301-777-3292 or 800-957-3898 Cell: 301-707-7309	301-777-8789	gvt@julianagency.com
Watts, Richard B.	Metzbower, Watts, & Hulting, LC	5501 Twin Knolls Road, Suite 112	Columbia, MD 21045	410-992-9631	410-992-9077	rick@mwhappraisal.com
Weigand, Tom	Treffer Appraisal Group	1244 Ritchie Highway, # 19	Arnold, MD 21012	410-544-7744	410-544-9005	appraisals@treffergroup.com
Westholm, Gary	Westholm & Associates, LLC	140 South Street, Suite 200	Annapolis, MD 21401	410 295-0660	410 295-6566	garywestholm@westholmassociates.com

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NAME	FIRM	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	E-Mail
White, Scott, H.	White & Rosata, LLC	6600 York Road, Suite 200	Baltimore, MD 21212	410-377-7311 Cell:443-742-9151	410-377-7493	scott@whiterosata.com