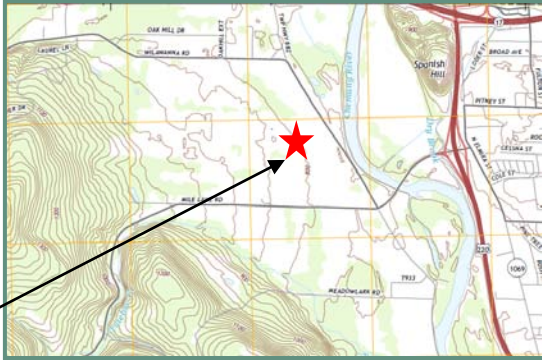


Site
Location**Municipality:** Athens Township**Property Owner:** Masco Cabinetry LLC**Tax Parcel ID:** 09-06-13.2**Deed Reference:** 201112483**Site Acreage:** 30**Site Resources****Infrastructure (Water & Sewer):**

Athens Municipal Authority provides public sewer services and Aqua Pennsylvania provides public water service. The Authority currently has excess sewer conveyance and collection capacity. Water and sewer run along Road C/King Road.

Site Access:

Road C/King Road runs along the southern property boundary and the western site is just south of Road B, which leads to the interstate. Approximately one mile east of the site is State Route 220. This site provides easy access to Route 17/Interstate 86.

Existing Terrain:

The property consists of a flat open field with slopes range from 0-8% and the majority of soils are Rexford and Braceville silt loams. The western side of the site borders Masco Cabinetry LLC.

Railroad Availability:

No, there is not railroad access to this site.

Floodplain Regions:

The site is not located within 100-year floodplain region.

Wetlands (NWI Review):

Based on existing mapping, the property has potential wetlands located on the northeast corner of the site.

PNDI (Environmental Review):

There are no known impacts associated with the site.

Site Amenities**Accessible Public Water/Sewer:**

Aqua Pennsylvania/Athens Municipal Authority

Electric Service Availability:

3-Phase power is at the intersection of Lamoka Road and Road C/King Road and would be easily extended to the site.

Communication – Fiber:

Fiber is available in the area with Empire Access.

Natural Gas Service Availability:

Valley Energy owns and maintains a 6" low pressure gas line along Road C/King Road.

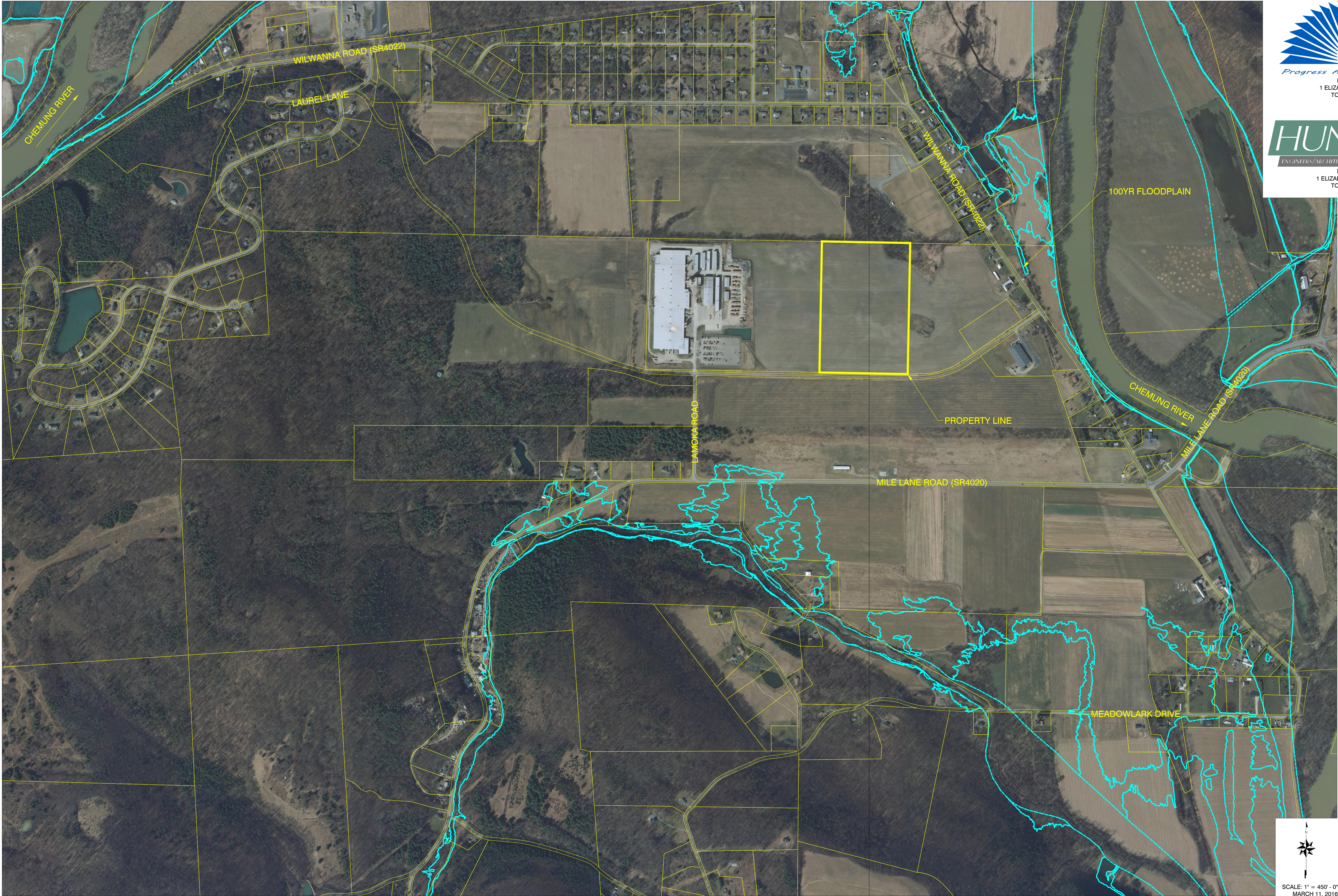
Non-Potable Water Source:

Accessible Source:

Chemung River (WWF, MF)

Local Regulations

- SALDO
 - Yes, Athens Township
- Zoning Ordinance
 - Yes, Athens Township
- Building Permit Required
 - Yes, Code Inspections, Inc.
- Driveway Permit Required
 - Yes, Athens Township

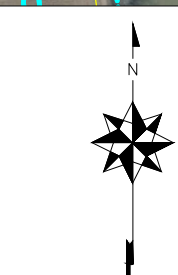


PROGRESS PLAZA
1 ELIZABETH ST, SUITE 3
TOWANDA, PA 18848
570.265.0937
FAX: 265.0935



PROGRESS PLAZA
1 ELIZABETH ST, SUITE 12
TOWANDA, PA 18848
570.268.4868
FAX: 265.4872

HUNT 2758-008
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SCALE: 1" = 450' - 0"
MARCH 11, 2016



U.S. Fish and Wildlife Service

National Wetlands Inventory

Raven Holding

Feb 18, 2016



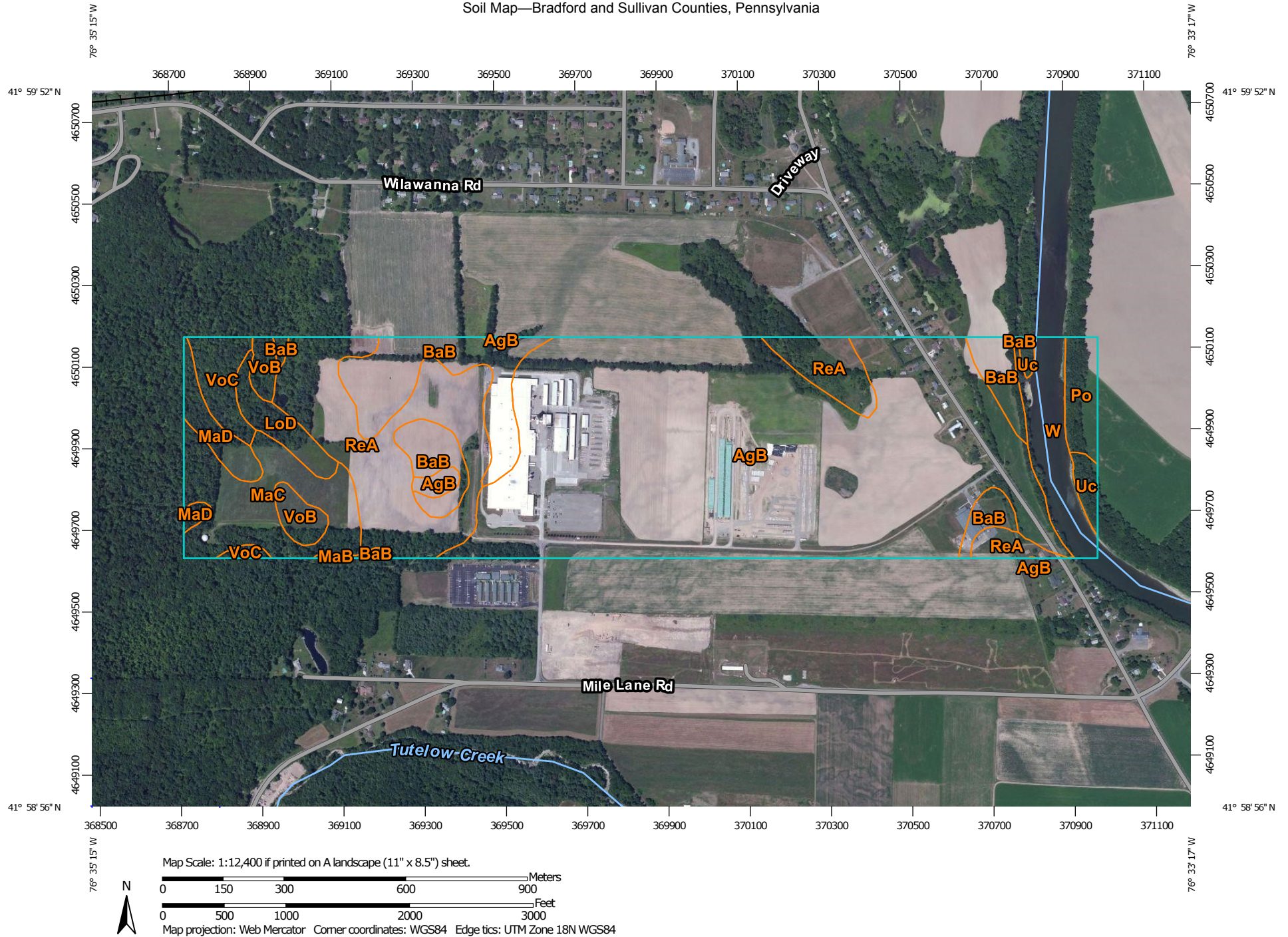
Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

Soil Map—Bradford and Sullivan Counties, Pennsylvania



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bradford and Sullivan Counties, Pennsylvania

Survey Area Data: Version 10, Nov 15, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 14, 2011—Sep 18, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| Bradford and Sullivan Counties, Pennsylvania (PA610) | | | |
|--|---|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| AgB | Alton gravelly sandy loam, 0 to 8 percent slopes | 160.5 | 53.1% |
| BaB | Braceville silt loam, 0 to 8 percent slopes | 31.3 | 10.4% |
| LoD | Lordstown channery silt loam, 15 to 25 percent slopes | 5.4 | 1.8% |
| MaB | Mardin channery silt loam, 3 to 8 percent slopes | 0.2 | 0.1% |
| MaC | Mardin channery silt loam, 8 to 15 percent slopes | 21.1 | 7.0% |
| MaD | Mardin channery silt loam, 15 to 25 percent slopes | 5.7 | 1.9% |
| Po | Pope soils | 5.7 | 1.9% |
| ReA | Rexford silt loam, 0 to 3 percent slopes | 44.8 | 14.8% |
| Uc | Udifluvents, cobbly | 2.8 | 0.9% |
| VoB | Volusia channery silt loam, 3 to 8 percent slopes | 5.2 | 1.7% |
| VoC | Volusia channery silt loam, 8 to 15 percent slopes | 6.9 | 2.3% |
| W | Water | 12.7 | 4.2% |
| Totals for Area of Interest | | 302.4 | 100.0% |

1. PROJECT INFORMATION

Project Name: **09-06-13**

Date of review: **2/11/2016 3:09:39 PM**

Project Category: **Development, Other**

Project Area: **44.7** acres

County: **Bradford** Township/Municipality: **Athens Twp**

Quadrangle Name: **SAYRE** ~ ZIP Code: **18840**

Decimal Degrees: **41.990546 N, -76.580939 W**

Degrees Minutes Seconds: **41° 59' 26" N, -76° 34' 51.4" W**



2. SEARCH RESULTS

| Agency | Results | Response |
|---|-----------------|----------------------------|
| PA Game Commission | No Known Impact | No Further Review Required |
| PA Department of Conservation and Natural Resources | No Known Impact | No Further Review Required |
| PA Fish and Boat Commission | No Known Impact | No Further Review Required |
| U.S. Fish and Wildlife Service | No Known Impact | No Further Review Required |

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate no known impacts to threatened and endangered species and/or special concern species and resources within the project area. Therefore, based on the information you provided, no further coordination is required with the jurisdictional agencies. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jurisdictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Department of Conservation and Natural Resources

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission

RESPONSE: No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service

RESPONSE: No impacts to federally listed or proposed species are anticipated. Therefore, no further consultation/coordination under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) is required. Because no take of federally listed species is anticipated, none is authorized. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. For cases where a "Potential Impact" to threatened and endangered species has been identified before the application has been submitted to DEP, the application should not be submitted until the impact has been resolved. For cases where "Potential Impact" to special concern species and resources has been identified before the application has been submitted, the application should be submitted to DEP along with the PNDI receipt. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. DEP and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at <http://www.naturalheritage.state.pa.us>.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a **preliminary** screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

6. AGENCY CONTACT INFORMATION

PA Department of Conservation and Natural Resources

Bureau of Forestry, Ecological Services Section
400 Market Street, PO Box 8552, Harrisburg, PA.
17105-8552
Fax:(717) 772-0271

U.S. Fish and Wildlife Service

Pennsylvania Field Office
110 Radnor Rd; Suite 101, State College, PA 16801
NO Faxes Please.

PA Fish and Boat Commission

Division of Environmental Services
450 Robinson Lane, Bellefonte, PA. 16823-7437
NO Faxes Please

PA Game Commission

Bureau of Wildlife Habitat Management
Division of Environmental Planning and Habitat Protection
2001 Elmerton Avenue, Harrisburg, PA. 17110-9797
Fax:(717) 787-6957

7. PROJECT CONTACT INFORMATION

Name: _____
Company/Business Name: _____
Address: _____
City, State, Zip: _____
Phone:(_____) _____ Fax:(_____) _____
Email: _____

8. CERTIFICATION

I certify that ALL of the project information contained in this receipt (including project location, project size/configuration, project type, answers to questions) is true, accurate and complete. In addition, if the project type, location, size or configuration changes, or if the answers to any questions that were asked during this online review change, I agree to re-do the online environmental review.

applicant/project proponent signature

date