FORT DETRICK, FREDERICK, MARYLAND

Installation Summary:

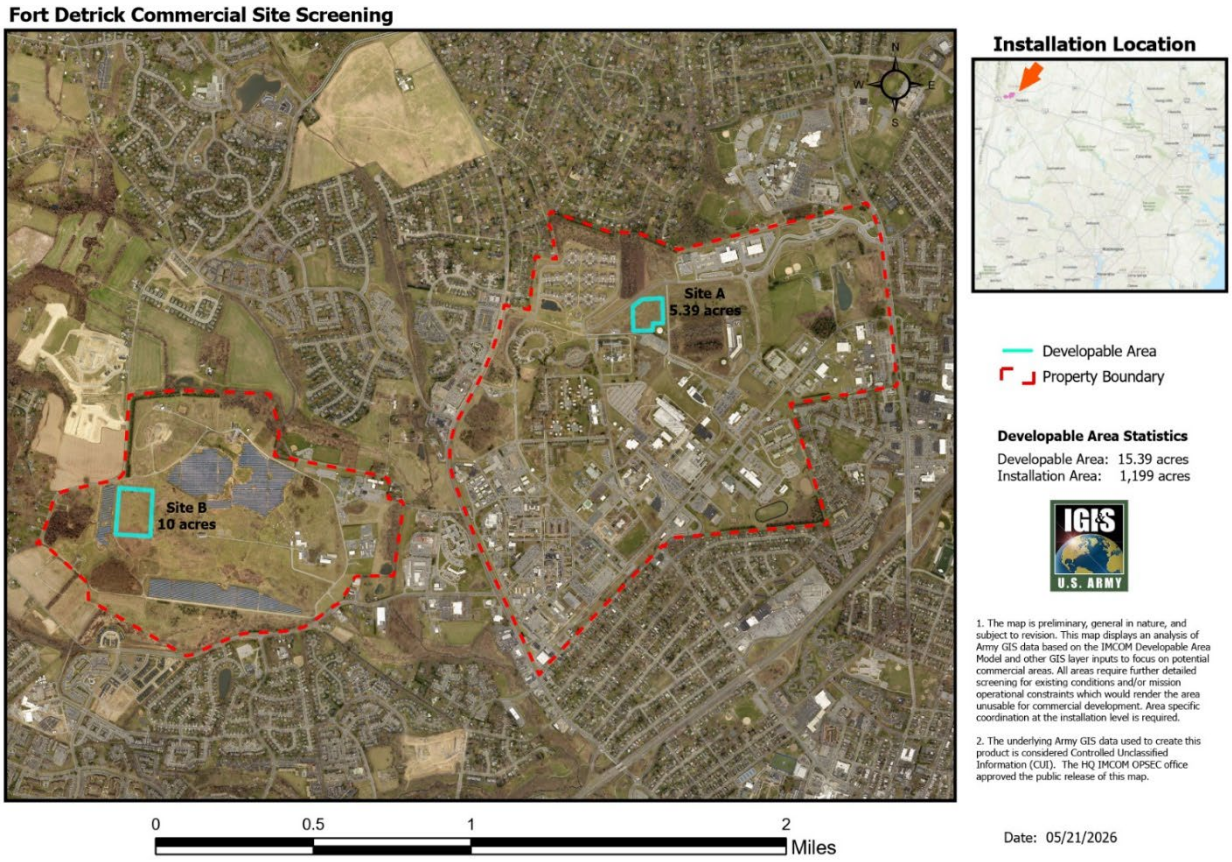
The U.S. Army Garrison, Fort Detrick, supports five cabinet-level agencies: The Department of War (DoW), Department of Veterans Affairs, Department of Agriculture, Department of Homeland Security and Department of Health and Human Services. Within the DoW, Fort Detrick supports elements of all four Military Services. Major Department of the Army mission partners include the U.S. Army Medical Research and Development Command and the 21st Signal Brigade.

Available Properties:

The properties available for lease are two, non-contiguous parcels referred to as Parcel A and Parcel B and comprise a total of 15.39 acres of land.

Parcel Identifier	Acreage
Parcel A	5.39
Parcel B	10
Total	15.39

Map Identifying the Properties:



Land Usage of the Properties:

Both Parcel A and Parcel B are undeveloped and not currently utilized for any mission critical operations or training. Parcel A is located on the Fort Detrick main post and Parcel B is located on an ancillary site referred to as Area B. Both parcels are located inside Frederick, Maryland city limits. I-70 and I-270 are approximately 1-2 miles from the Properties. Both parcels require access through one of Fort Detrick's three main gates.

The following are the known encumbrances on the Properties:

Department of the Army Lease No. DACA31-1-15-008 with Montevue Lane Solar, LLC, for a solar generation facility

Department of the Army Easement No. DACA31-2-99-344 to Potomac Edison Company DBA Allegheny Power

Department of the Army Agreement No. DACA31-4-17-408 with USDA Agricultural Research Service

Utilities at Fort Detrick:

Electricity: Electrical transmission service is provided by FirstEnergy. 34.5kV serves Fort Detrick, and 225kV transmission passes through the Installation.

Natural Gas: Washinton Gas has a natural gas transmission pipeline located on the Installation. Connections to natural gas are available from Washington Gas.

Water: Water services are provided on the Installation by an Army owned and operated water treatment plant. There is also local service by the City of Frederick.

Wastewater: Wastewater services are provided on the Installation by an Army owned and operated wastewater treatment plant. There is also local service by the City of Frederick.

Fiber: Comcast and Version provide service in the area.

Environmental Considerations for the Properties:

Parcel A

a. Parcel A is located in the north central portion of what is referred to as Area A. The soils in Area A are primarily the Duffield/Frankstown series soils and are characterized as deep, well drained soils that develop from impure limestones. Duffield and Frankstown soils are similar and are mapped together in undifferentiated units. The permeability of these soils is moderate. Duffield series soils are found extensively in the Frederick Valley and are fertile, highly productive, and easy to manage.

Area A is underlain by fractured limestones and dolomites of the Frederick Formation of Late Cambrian age and Triassic shale of the New Oxford Formation. The Frederick Limestone is a dark-gray thin-bedded argillaceous limestone that weathers to slabby, medium-gray layers. The limestone has numerous, small, calcite-filled fractures. Karst solution cavities have been encountered during drilling in the Frederick Limestone in Area A at depths ranging from 11 to 35 feet below grade surface (BGS). The solution cavities, that were sometimes filled with mud, were found to be up to 6 feet in length. The lower portion of the Frederick Limestone contains a dark-gray to black shale. The limestone weathers to a reddish-brown, silty clay. The Frederick Limestone is divided into the Rocky Spring Station Member, the Adamstown Member, and the Lime Kiln Member, from base to top. The Rocky Springs Station Member and the Adamstown Member are found at Fort Detrick.

The Rocky Springs Station Member is described as consisting of interbedded, light gray, peloidal and dark-gray, thin-bedded limestones and dolomites with sparse, limestone breccias and locally abundant coarse quartz sand. The basal unit consists of laminated

calcareous shale and dolomite. The Adamstown Member is described as uniformly grained, laminated and thin bedded, dark gray limestones with sparse burrows and fauna. The Adamstown contains several traceable breccia zones.

Depth to bedrock across Parcel A is estimated to be 10 to 20 feet or less. Groundwater is estimated to be around 17 feet BGS during wet seasons.

b. The Properties have no wetlands or waters regulated under Section 404 of the Clean Water Act or falling under the purview of Executive Order 11990, “Protection of Wetlands”. The Properties do not include floodplains under the purview of Executive Order 11988.

c. Parcel A is currently being utilized for a U.S. Fish and Wildlife Service (USFWS) Native Meadow project to enhance pollinators, to include the Monarch Butterfly. On December 12, 2024, the USFWS published a proposed rule in the Federal Register to list the monarch butterfly as threatened under the Endangered Species Act, accompanied by a 4(d) rule and critical habitat designation. The native meadow project was implemented to plant native flowers and vegetation in the current grass area to provide habitat for pollinators, including Monarch butterflies. If Parcel A is developed in the future, the loss of habitat should be offset 1:1 by creating native meadows on other grass parcels on the Installation.

d. A visual inspection of Parcel A was completed in May of 2026. There was no visual evidence, such as stained soils or stressed vegetation, indicating potential contamination. No indications of on-site solid waste disposal or landfilling were detected during the survey. A review of Fort Detrick historical records indicates that a portion of Parcel A was used for research of plant growth regulators and herbicides including 2,4,5-trichlorophenoxyacetic acid (2,4,5-T) (a component of Agent Orange contaminated with dioxin) and related herbicides. A Site Investigation Report under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) was completed in 2018 for the herbicide usage. The portion Parcel A was evaluated under the Small Crop/Tree Research Plots investigation.

The levels of arsenic in soil representing the Small Crop Plots exceed both site-specific background and Restricted Substance Lists (RSL) levels. Further investigation is recommended due to the presence of elevated concentrations of arsenic, which could indicate potential herbicide impacts.

The levels of 2,3,7,8-TCDD-TEQ exceeded background levels identified at Fort Detrick and RSLs, and 2,3,7,8-TCDD (the dioxin congener associated with the herbicide 2,4,5-T) were detected in three samples below the residential RSL. Further action is recommended for dioxins at the Small Crop Plots Site. The results of the gamma survey were negative, and the eight soil samples that were collected for gamma emitters were

found to be non-detect. Further action is recommended for herbicides based on the detections of arsenic and dioxins. However, it is noted that it is unknown if the arsenic concentrations detected at Small Crop Plots are consistent with naturally occurring background concentrations. Parcel A is recommended for an expanded site investigation.

e. A review of the Integrated Cultural Resources Management Plan did not identify archaeological sites on Parcel A.

Parcel B

a. Parcel B is located in the west central portion of what is referred to as Area B adjacent to a solar farm field. Fort Detrick's active municipal landfill is also located to the north of Parcel B. Former disposal areas under the Installation Restoration Sites are located to the north and south of Parcel B.

Area B of Fort Detrick lies in the western portion of the Piedmont Plateau Physiographic Province (Appalachian Highlands) in a geologic subdivision known as Frederick Valley. The regional geology underlying Area B is the fractured limestone and dolomite of the Upper Cambrian Frederick Formation and Triassic shales, mudstones, and limestone conglomerates. Tertiary shales, mudstones, and limestone conglomerates are found in the central and northeast portions of Area B. A large fault, which runs from the northwest to southeast, separates these rocks from the Cambrian limestones. The Rocky Springs Member underlies the southeastern portion of Area B. Alluvial and colluvial deposits of the Mountain Wash unit occupy the southwest quarter of Area B. The northwest half of Area B is underlain by the Newark Group, which is composed of interbedded gray sandstone, red shale, and siltstone. Rock strata dip in Area B is to the east-southeast and is usually steep, ranging from 30º to 50º. Both the Frederick Formation and the conglomerate of the New Oxford Formation form karst, the result of preferential dissolution of rock by circulating groundwater. Karst forms where groundwater progressively enlarges the existing flow paths (such as bedrock fractures), increasing the aquifer transmissivity and altering its drainage patterns by creating networks of interconnected conduits. The majority of groundwater flow that occurs beneath Area B is interpreted to move through a complex network of karst conduits. In bedrock, groundwater flow is chiefly governed by interconnected networks of solution porosity, including a range of features from solution enlarged fractures to meter-scale cavities.

Based on previous interpretation of aerial photographs and U.S. Geological Survey (USGS) quadrangle maps for topographic characteristics, vegetation, and soil tone, several sinkholes/depressions have been identified on or near Area B. Area B contains five regions where sinkholes are present. Two sinkholes are along the north central boundary; one is partially within the eastern boundary; two are along the southeastern boundary; three are in the west central portion; and one is in the east central portion of

Area B. The geological units and soil combinations in Area B create a low to high potential for sinkhole development. The combination of Triassic geological unit and Springwood gravelly loam soils creates a moderate potential for sinkhole development, but Triassic and Springwood-Rock outcrop complex soils create a high potential for sinkhole development. The Rocky Spring Station-West geological unit has a high sinkhole potential when combined with Dryrun or Adamstown soils. Most of the sinkholes are depressions formed from old sinkholes that filled in.

Fracture traces and lineaments are linear features that may suggest the presence of natural, geologic features such as faults and joints, or they may reflect man-made structures such as fence lines or drainage ditches. Subterranean fracture traces that are connected to the underlying aquifer may represent pathways for groundwater flow and influence the regional groundwater flow regime. Aerial photographs and USGS maps identify fracture traces and lineaments in Area B. Depth to bedrock across Parcel B is estimated to be 10 to 40 feet or less. Groundwater is estimated to be around 25 feet BGS during wet seasons and can vary up to 40 feet BGS during drought periods.

b. Parcel B has no wetlands or waters regulated under Section 404 of the Clean Water Act or falling under the purview of Executive Order 11990, “Protection of Wetlands”. Parcel B does not include floodplains under the purview of Executive Order 11988.

c. Parcel B currently has no designated endangered species of concern.

d. A visual inspection of Parcel B was completed in May of 2026. There was no visual evidence, such as stained soils or stressed vegetation, indicating potential contamination. No indications of on-site solid waste disposal or landfilling were detected during the survey. A review of Fort Detrick historical records show that groundwater near Parcel B is impacted with chlorinated solvents from disposal areas designated as the Western Disposal Area (containing landfills B-11, B-18, B-8) located to the south of Parcel B and to the north Disposal Areas B-3 East and B-3 West. Groundwater under Parcel B is anticipated to be contaminated with the chlorinated solvents PCE, TCE Chloroform and breakdown daughter products of PCE/TCE from the former disposal areas. Concentrations of some contaminants are above the Environmental Protection Agency’s Maximum Contaminant Levels (MCL) for Volatile Organic Compounds (VOC). In 2009, Area B groundwater was listed on the National Priorities List, also known as the Superfund List. Groundwater on Area B cannot be used for drinking purposes due to the contamination. Significant water extraction has shown to cause local sinkhole development.

e. An Environmental Baseline Survey Report for Parcel B was prepared in Jan 2021. The report concluded the following: There have been no documented releases or spills at, on, or from the subject parcel. Additionally, the ongoing CERCLA investigations of adjacent parcels, including the third-party solar farm, do not indicate surface impacts to

Parcel B. An initial investigation of the groundwater that runs underneath Parcel B demonstrated VOCs above EPA's MCL level for VOCs, and Army is currently conducting additional studies of the groundwater through a Remedial Investigation of the Area B groundwater. Accordingly, for the time being, it is recommended that no direct contact with the groundwater be made and that subsurface operations should be conducted only with the approval of the Fort Detrick Garrison Commander.

f. A review of the Integrated Cultural Resources Management Plan did not identify archaeological sites on Parcel B.

Legislative Jurisdiction at Fort Detrick:

Fort Detrick has a combination of proprietorial and concurrent jurisdiction. No part of Fort Detrick is subject to exclusive legislative jurisdiction.

> **Proprietorial:** The federal government has only the same rights in the land as does any other landowner. However, there exists a right of the federal government to perform the functions delegated to it by the Constitution and directed by statutory enactment of Congress without interference from any source. Subject to these conditions, the state retains all of the legislative jurisdiction over the area it would have if a private individual rather than the United States owned the land. The state may not impose its regulatory power directly upon the federal government nor may it tax the federal land, but it may tax a lessee's interest in the land if state law permits. The state may not regulate the actions of residents of the land in any way which might directly interfere with the performance of a federal function.
>
> **Concurrent:** Both state and federal laws are applicable in a concurrent legislative jurisdiction area. Both federal and state governments may enforce their respective laws and punish an offender for an offense committed in the area. The state, subject to the exemption of the federal government, retains its right to tax. The regulatory powers of the state may be exercised in the area, but not in such a manner as to interfere with federal functions.