

*Phase I Environmental  
Site Assessment*

**Gateway South Redevelopment Properties  
12 Parcels  
Eastern Carroll-Camden Industrial Area  
Baltimore, Maryland 21230**

KCI Job No. 01-054370.04

**Volume I of II**



**Prepared for:**  
Baltimore Development Corporation  
36 Charles Street, Suite 1600  
Baltimore, MD 21230

**Prepared by:**  
KCI Technologies Inc.  
10 North Park Drive  
Hunt Valley, Maryland 21030



May 7, 2007

# **Phase I Environmental Site Assessment**

**FOR**

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12 Parcels in Eastern Carroll-Camden Industrial Area  
Baltimore, Maryland 21230**

## **Volume I of II**

**Prepared For:**

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36 South Charles Street, Suite 1600  
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**Prepared By:**

**KCI Technologies, Inc.  
10 North Park Drive  
Hunt Valley, Maryland 21030  
KCI Project: 01-054370.04**

**May 7, 2007**

KCI

May 7, 2007

Mr. Gary Suskauer  
Baltimore Development Corporation  
36 South Charles Street, Suite 1600  
Baltimore, MD 21230

RE: Phase I Environmental Site Assessment  
**Gateway South Redevelopment Properties**  
12 Parcels in Eastern Carroll-Camden Industrial Area  
Baltimore, MD 21230  
KCI Project No. 01-054370.04

Dear Mr. Suskauer:

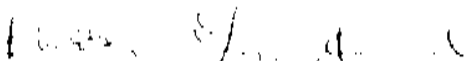
KCI Technologies, Inc. (KCI) appreciates the opportunity to provide our services on this project. Herein is a report of the findings from our Phase I Environmental Site Assessment (ESA) of the following properties:

1501 Warner Street	1525 Russell Street
1601 Warner Street	1551 Russell Street
1629 Warner Street	2119 Haines Street
1633 Warner Street	2110 Haines Street
1645 Warner Street	2104 Worcester Street
1501 Russell Street	2102 Oler Street

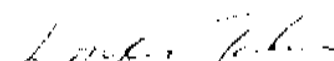
This report was prepared in general accordance with KCI Proposal: *Proposal, Gateway South Properties (Revision-3) Brownfields Phase I ESA and Administrative Services, Various Properties in Eastern Carroll-Camden Industrial Area, Baltimore, MD 21230*, dated December 15, 2006; ASTM Standard E 1527-05: "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process;" and the "Maryland Department of the Environment (MDE) Voluntary Cleanup Program (VCP) Guidance Document" dated March 17, 2006. If you have any questions with regard to this report or any other aspect of our services, please feel free to contact us at 410-316-7800.

Sincerely,

**KCI Technologies, Inc.**



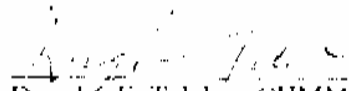
William R. Lyman, REM, CHMM  
Project Manager  
Associate, Geo-Environmental Division



Douglas E. Talaber, CHMM  
Senior Environmental Scientist  
Geo-Environmental Division

### **Environmental Professional's Statement**

I declare that, to the best of my professional knowledge and belief, I meet the definition of "Environmental Professional" as defined in §312.10 of 40 CFR 312.

  
\_\_\_\_\_  
Douglas E. Talaber, CHMM  
Environmental Scientist  
Geo-Environmental Division

## **Executive Summary**

The Baltimore Development Corporation (Client) retained KCI Technologies, Inc. (KCI) to perform a Phase I Environmental Site Assessment (ESA) for the subject site, which is comprised of twelve parcels of property totaling 11.76 acres. The subject site is positioned within the Carroll-Camden Industrial Park in Baltimore City, Maryland, consisting primarily of commercial and light industrial properties. The area in which the site is located has been used for industrial purposes for more than a century.

This Phase I ESA was completed to support the subject site's entry into the Maryland Department of the Environment's (MDE's) Voluntary Cleanup Program (VCP), and to help facilitate the future redevelopment of the site. A summary of the major findings from this assessment is provided below.

- A total of seven (7) "Recognized Environmental Conditions" (RECs) were identified in connection with the subject site during the completion of this assessment. ASTM E 1527-05 defines a recognized environmental condition as: "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property". The RECs identified during this assessment are listed as follows:
  1. An abandoned underground storage tank (UST) was identified on the 2102 Oler Street property. The tank is more than 55 years old and is not being actively managed.
  2. Contaminants, including heavy metals and polycyclic aromatic hydrocarbon (PAH) compounds, have been documented in soils and groundwater at the 2110 Haines Street property.
  3. Records indicate that trichloroethene and its daughter compounds (cis-1,2 dichloroethene and vinyl chloride) are present in the groundwater beneath the 1551 Russell Street property.
  4. Two (2) USTs were apparently abandoned in place at the 1501 Russell Street property. Information in MDE files indicated that a release of petroleum was identified in association with at least one of the tanks.
  5. Regulatory database records indicated that historically, chlorinated solvents were stored in USTs at the 1601 Warner Street property, and that a release of these solvents occurred.
  6. KCI identified a potential undocumented UST within the warehouse at 1501 Warner Street. If present, it is likely the UST is relatively old and releases may have occurred from the tank.
  7. KCI observed approximately 145 drums within the warehouse at 1501 Warner Street. The drums apparently contain ethylene glycol, windshield wiper fluid and deck and siding stain. Some of the drums are highly corroded and could release their contents at any time.
- In addition to the Recognized Environmental Conditions listed above, four (4) data gaps were identified during this assessment. ASTM defines a data gap as a lack or inability to obtain information via the practice despite good faith efforts by the environmental professional to gather such information. These are listed as follows:
  1. Several properties associated with the subject site, including 1601, 1629, 1633 and 1645 Warner Street; 1501 and 1525 Russell Street; and, 2104 Worcester Street have been used for

manufacturing purposes beginning as early as 1890. These historic industrial operations could have resulted in releases of chemicals and/or wastes soils and/or groundwater at these sites. However, KCI did not identify previous environmental data for these properties that would clarify whether such impacts have occurred.

2. KCI identified surface features at 1629 and 1645 Warner Street that may or may not be associated with underground storage tanks (USTs). None of the research or interviews conducted as part of this assessment have clarified whether or not USTs are actually located at these properties.
  3. KCI identified three (3) groundwater monitoring wells in the vicinity of 1551 Russell street. KCI has been unable to definitively identify the reason for the installation of these wells or the date they were installed.
  4. KCI has not identified the historic location of the USTs that reportedly were used to store chlorinated solvents at the 1601 Warner Street property.
- During the review of regulatory databases, KCI identified eight (8) off-site properties that appear to be the most likely (out of all the sites identified on the databases) to represent environmental concerns with regard to the subject site. In general, these are topographically upgradient sites located relatively close to the subject site, with reported leaking underground storage tanks and/or documented contamination. In summary, these included the Bayard Street Station; the Valspar Plant; the Shell Station at 1712 Russell Street; the Public Storage, Inc. facility at 1415 Russell Street; the Bavar Property at 1530 Russell Street; the Lenmar, Inc. site at 1547 Ridgely Street; the Ilex Woodworking site at 1700 Ridgely Street; and, the former Waterford Caseworks site at 1809 Bayard Street.
  - The 2110 Haines Street parcel of the subject site was identified on the Maryland Voluntary Cleanup Program database reviewed for this assessment. The database indicates that AT&T Corporation (a previous owner of the property) sought a Certificate of Completion as an Inculpable Person. The database records indicated that the application was approved, and a No Further Requirements Determination (NFRD) was issued on April 22, 2002. In general, the VCP protections and NFRDs obtained by one owner are transferable to subsequent owners.

Based on the findings from this assessment, KCI has the following recommendations concerning the subject property:

- In order to address the data gaps identified during this assessment, gather further information concerning the Recognized Environmental Conditions, and/or fulfill the requirements of the Maryland VCP, KCI recommends that a Phase II ESA be performed at the subject site. The scope of the Phase II ESA and proposed sampling locations may be developed based on the findings of this Phase I ESA to target specific areas and contaminants of concern. Previous Phase II ESA work plans prepared by MDE may also be incorporated. As a general guide, the Phase II ESA may include some or all of the following investigations:
  1. Collection and laboratory analysis of surface and subsurface soil samples, sediment samples, surface water samples, and groundwater samples;
  2. A geophysical and/or Site Utility Engineering (SUE) investigation to identify and/or delineate the locations of known and potential underground storage tanks;

3. Sub-slab vapor sampling for volatile organic compounds following EPA Method TO-15 and associated sample collection Standard Operating Procedures;
  4. Inventory and characterization of the drums located in 1501 Warner Street warehouse;
  5. Toxicological evaluation of data and findings; and,
  6. Asbestos-Containing Materials (ACM) survey of onsite buildings.
- Prior to developing the scope of the Phase II ESA, the findings of this Phase I ESA should be discussed with MDE Voluntary Cleanup Program to obtain regulatory input and collaboration. Following the regulatory discussions, a detailed, site-specific Sampling and Analysis Plan (SAP) should be prepared outlining the proposed scope of the Phase II ESA. A draft copy of the SAP should be provided to MDE and any regulatory comments should be addressed prior to proceeding with the assessment fieldwork.
  - The findings of this assessment suggest that previous owners of the 2110 Haines Street parcel of the subject site have already received a No Further Requirements Determination (NFRD) for the property under the Voluntary Cleanup program. Since this is the case, MDE may not require additional investigation or other actions at the parcel unless new types of contaminants are suspected, or the proposed redevelopment of the property involves altering or removing features currently serving as engineering controls (i.e., asphalt paving, building pads, etc.). KCI recommends that MDE be consulted regarding how the proposed scope of redevelopment activities may affect this issue.
  - If on-site UST systems are no longer in use, KCI recommends that any product contained within the USTs be removed immediately and disposed of properly. During development, KCI recommends that the USTs be removed by a licensed contractor, according to applicable MDE regulations. During the removal/abandonment activities, the condition of the soils beneath the USTs should be evaluated in order to determine if releases have impacted soil and/or groundwater beneath the subject site. If it is determined that the subsurface environment has been impacted by a petroleum release, the release and subsequent contamination should be reported to MDE's Oil Control Program. The need for additional actions, if necessary, will be determined by MDE.
  - KCI recommends that the drums and storage containers identified within the warehouse at 1501 Warner Street be properly characterized, staged, and removed from the site for proper disposal in accordance with applicable local, state and federal regulations.
  - Prior to any demolition activities, KCI recommends that fluorescent light ballasts be inspected for "non-PCB" labels. Any ballasts that are not specifically labeled as "non-PCB" should be assumed to contain more than 50 ppm PCBs unless tested and proven otherwise. If the ballasts are found to contain PCBs, KCI recommends that any dysfunctional light ballasts or light ballasts that are no longer in use be disposed of in accordance with relevant state and federal regulations.
  - Prior to demolition of the onsite buildings and warehouses, KCI recommends conducting an asbestos-containing materials survey to identify, quantify, and characterize the presence and extent of asbestos-containing materials within the buildings. All regulated asbestos building materials should be removed by a licensed contractor prior to demolishing the buildings in accordance with applicable Federal and State of Maryland regulations.

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## 1.0 Introduction

The Baltimore Development Corporation (BDC) (Client) retained KCI Technologies, Inc. (KCI) to perform a Phase I Environmental Site Assessment (ESA) at the following properties:

1501 Warner Street	1525 Russell Street
1601 Warner Street	1551 Russell Street
1629 Warner Street	2119 Haines Street
1633 Warner Street	2110 Haines Street
1645 Warner Street	2104 Worcester Street
1501 Russell Street	2102 Oler Street

This Phase I ESA Report was prepared in general accordance with KCI's proposal titled: *Proposal, Gateway South Properties (Revision-3) Brownfields Phase I ESA and Administrative Services, Various Properties in Eastern Carroll-Camden Industrial Area, Baltimore, MD 21230*, dated December 15, 2006; ASTM Standard E 1527-05: "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process;" and the Maryland Department of the Environment (MDE) "Voluntary Cleanup Program (VCP) Guidance Document" dated March 17, 2006. A description of the limitations, restrictions, and qualifications applicable to this assessment are included in Section 1.5 herein.

## 1.1 Background

The twelve properties listed above (referenced collectively as the "subject site" hereafter) are located in the Eastern Carroll-Camden Industrial Area of Baltimore City, Maryland, and total 11.66 acres of land. Several parcels within the subject site are presently improved with buildings. Some of these buildings are occupied, while others are vacant and in disrepair. It is KCI's understanding that the subject site will be redeveloped, and that current redevelopment plans include 600,000-square-foot office building, a 50,000-square-foot Greyhound terminal, 150,000 square feet of retail and restaurant space, a 100,000-square-foot sportsplex, and approximately 2,100 structured parking spaces. This proposed redevelopment project is generally referred to as the "Gateway South Redevelopment Project". The location of the subject site is illustrated on Figure 1, which is provided on Page 5 of this report.

## 1.2 Purpose

This Phase I ESA was completed to support the entry of the subject site into the Maryland Department of the Environment's (MDE's) Voluntary Cleanup Program (VCP), and to help facilitate the future redevelopment of the subject site. Information from this Phase I ESA will also be used to guide development of the scope for a future Phase II ESA at the subject site.

## 1.3 Scope

In summary, the scope of this assessment included the following tasks:

- Site Reconnaissance: KCI performed a walking reconnaissance of the subject site. The purpose of the reconnaissance was to visually observe and assess current conditions at the subject site and on observable portions of adjacent properties.
- Interviews: KCI conducted interviews with available current and past owners of the subject site, as well as with tenants or occupants of the subject site.

- Review of Standard Environmental Databases: KCI reviewed an environmental database radius report provided by Environmental Data Resources, Inc. (EDR). The review was conducted to determine the study area's proximity to known and potential contaminant sources.
- Review of Other Historical Resources: KCI reviewed historical aerial photographs, topographic maps, and Sanborn fire insurance maps covering the area of the subject site. The review of these resources was conducted to determine former site features and to review the general types of historic land usage at properties located adjacent to (or within approximately 500 feet of) the subject site.
- Public Information Act/Freedom of Information Act Requests: KCI contacted the Maryland Department of the Environment in an effort to review departmental files related to environmental concerns or conditions at the subject site.
- Review of Land Records: KCI reviewed land record information provided by National Environmental Title Research (NETR). The information was reviewed to determine the ownership of the subject site during approximately the past fifty years, and to determine if any liens have been placed on the property.
- Review of Physical Setting: KCI reviewed available information concerning the subject site's physical setting, including surface topography; general surface drainage patterns; local soil types and underlying geologic setting; and regional hydrogeologic information.
- Scaled Site Plans: KCI developed scaled site plans (GIS mapping) illustrating the subject site and surrounding areas.
- Potable Well Radius Search: In accordance with Maryland VCP requirements, KCI reviewed data from a ½-mile potable well radius search and plotted the locations of potable wells located within this distance onto a scaled site map.
- Tax Parcel Map/Zoning and Permitted Usage: KCI contacted the Baltimore City Tax Assessor's office and obtained copies of the tax maps covering the subject site. KCI also contacted the City's zoning office concerning the subject site's zoning classification.
- Utilities: KCI plotted the locations of public and private utilities onto a scaled site map.
- Future Development Plans: KCI discussed the proposed site development plans with the developer and the Client, and has provided a written description of the proposed future use of the subject site herein.

These tasks were completed to identify "Recognized Environmental Conditions" within the meaning of ASTM Standard E 1527-05, and to provide the MDE with the information required to support the entry of the subject site into the VCP.

ASTM E-1527-05 defines a "Recognized Environmental Condition" as: "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material

risk of harm to public health or the environment and that would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies”.

#### **1.4 Significant Assumptions**

Data and information regarding current site conditions and operations have been provided to KCI in part by the client and other sources. As is customary, KCI has assumed these data and information to be complete and factually correct. The conclusions rendered from these data and information are subject to professional opinion, and thus could result in differing interpretations. Additionally, the conclusions rendered from this work are based on qualitative and quantitative information gathered on or near the date of this report.

#### **1.5 Limitations, Restrictions, and Qualifications**

This assessment was limited to observations made during KCI's inspection and research of the site. No borings or ground water monitoring wells were installed, inspected, or sampled. No soil, sediment, surface water, ground water or building materials has been collected for laboratory analysis. KCI makes no certifications concerning subsurface conditions, soil, or surface water or ground water quality. It must also be noted that due to safety issues, the interior of one warehouse located at the subject site was not investigated during this assessment (i.e., the structure was in an advanced state of deterioration and appeared unstable). Specifically, the interior of the warehouse located at 2104 Worcester Street was observed only through open windows. In addition, the second story of the collapsed structure at 1625 Warner Street (i.e., a portion of the same parcel identified herein as 1629 Warner Street) not investigated for safety reasons (see Section 2.4).

This environmental site assessment was performed to identify potential liabilities associated with the current site conditions. KCI will not be held liable for the discovery or elimination of hazards encountered that may potentially cause damage, accidents or injuries. The recommendations rendered from work performed in no way eliminate hazards or the owner's obligation to Federal, State or Local laws. The property owner is solely responsible for notifying the proper authorities of any conditions, which violate current laws and regulations.

This work has been performed in accordance with ASTM Standard E1527-05, and the Maryland Department of the Environment (MDE) “*Voluntary Cleanup Program (VCP) Guidance Document*” dated March 17, 2006, and generally accepted engineering practices. This investigation was conducted by and/or under the direction of an Environmental Professional as defined in Section 312.10 (b)(2) of the AAI Rule. No other warranty, expressed or implied, is made. Changes as to the content or form of this report may be made only with KCI's expressed written approval. KCI has employed certain investigative and research procedures during the course of this assessment, and it should be understood that such procedures indicate actual conditions only at the location investigated and that, as is customary, KCI has made certain inferences based on the results of our assignment.

#### **1.6 Exceptions**

Conclusions regarding the potential environmental impact of off-site facilities are based on readily available information from the review of regulatory databases, distances from the subject site, and the estimated groundwater flow direction based on surficial topography. A file review of each off-site facility and a determination of actual groundwater conditions were beyond the scope of work for this project.

The scope of work did not include inspection and/or testing for light ballasts, asbestos-containing materials, radon gas, lead-in-paint, urea formaldehyde, or any other material not specifically addressed within the contract for this assessment. Therefore, as applicable, KCI will not render an opinion or provide professional advice regarding the potential, suspect or actual presence/absence of such materials without appropriate inspection and testing. In addition, the scope of work included an inspection of current on-site conditions and operations, but did not include an evaluation of compliance with environmental regulations.

## 1.7 Special Terms and Conditions

This report has been prepared and is intended for the sole use of our Client. The scope of services performed in execution of this assessment is not necessarily appropriate to satisfy the needs of other users, and use of this report or the findings, conclusions, or recommendations contained herein is at the risk of said user.

## 2.0 Site Description

The information in the following sections was acquired from online tax record data and/or from information acquired during KCI's site reconnaissance. The site reconnaissance was conducted by Mr. Douglas E. Talaber, CHMM, Senior Environmental Scientist, on January 31, 2007, March, 16 2007 and April 6, 2007. The site inspections included a walk around the perimeter of the subject site, a survey of the areas of the subject site not occupied by the on-site buildings, and a survey of the interior of the onsite buildings. As discussed in Section 1.6, the interior of the warehouse located at 2104 Worcester Street was observed only through open windows.

## 2.1 Property Location and Legal Description

As discussed previously in Sections 1.0 and 1.1 of this report, the subject site consists of twelve parcels of property located in the Eastern Carroll-Camden Industrial Area of Baltimore City, Maryland, 21230. The location of the subject site relative to surrounding roads and features is indicated on Figure 1 on the following page. In addition, Table 2-1 (below) presents a summary of the street and legal addresses, and current ownership information for each of the parcels comprising the subject site. KCI obtained the property information summarized in the table from the Maryland Department of Assessment and Taxation (MDAT) Real Property Database.

<b>Table 2-1: Property Information</b>					
<b>Street Address</b>	<b>Legal Address</b>				<b>Current Owner</b>
	<b>Ward</b>	<b>Section</b>	<b>Block</b>	<b>Lot</b>	
1501 Warner Street	21	09	0844A	001	Warner Street, Inc.
1601 Warner Street	21	09	0844A	001A	Warner Street, Inc.
1629 Warner Street	21	09	0844A	002	Warner Street, Inc.
1633 Warner Street	21	09	0844A	003	Warner Street, Inc.
1645 Warner Street	21	09	0840	002	Mayor & City Council
1501 Russell Street	21	09	0841	001	Mayor & City Council
1525 Russell Street	21	09	0841	003	Mayor & City Council
1551 Russell Street	21	09	0841	004	Mayor & City Council
2119 Haines Street	21	09	0840	003	Mayor & City Council
2110 Haines Street	21	09	0840	004	Mayor & City Council
2104 Worcester Street	21	09	0844A	010	Warner Street, Inc.
2102 Oler Street	21	09	0844A	005	Warner Street, Inc.

**Insert Figure 1**

## 2.2 Site and Vicinity General Characteristics

As indicated previously, the subject site is comprised of twelve parcels totaling 11.76 acres of land located within the Carroll-Camden Industrial Park, Baltimore, Maryland. The subject site is irregular in shape, however, it can be generalized that the subject site encompasses the majority of properties along the 1500 and 1600 block of Warner Street. Figure 2 (next page) illustrates the locations of the parcels comprising the subject site, as identified on the Tax Maps obtained from the City of Baltimore's Department of Public Works, Property Location Division.

Currently, eleven out the twelve subject site parcels are improved with warehouse structures totaling approximately 296,933 square feet (SF). Based on the MDAT Real Property information, these current onsite buildings were constructed at various times between 1919 and 2004. The subject site is positioned within a densely-populated urban area, consisting primarily of commercial and light industrial properties. Adjacent properties will be described in more detail in Section 2.6 of this report.

## 2.3 Zoning

The subject site is zoned as an M-23 Industrial Zone. This type of zoning permits general manufacturing and industrial use. At the time of the completion of this report, KCI was not aware of any requested change in zoning for the subject site.

## 2.4 Current Use of the Property

The subject site is currently used for commercial/ industrial purposes. Under the management of Second Chance, Inc. (SCI), three of the 12 subject site parcels are currently utilized for commercial warehousing and storage of architectural antiques and salvage building materials. Maryland Chemical Corporation (MDCHEM) uses another three of the parcels for chemical warehousing and distribution activities. Baltimore Renovation Inc uses another parcel for the storage of construction equipment and supplies, and one additional parcel is utilized as a Greyhound Bus terminal. The remaining four parcels are currently improved with vacant warehouse structures. Some of these buildings (or portions of buildings) are presently in a deteriorated condition. Table 2-2 summarizes the current use of each parcel:

Table 2-2: Current Use Summary	
Parcel Street Address	Current Use
1501 Warner Street	Second Chance Inc. (SCI) Warehouse
1601 Warner Street	Vacant Warehouse
1629 Warner Street	Vacant Warehouse
1633 Warner Street	Vacant Warehouse
1645 Warner Street	Second Chance Inc. Warehouse
1501 Russell Street	Maryland Chemical Company (Portion of 1501 Russell Street parcel subleased to Chemstation Mid-Atlantic)
1525 Russell Street	
1551 Russell Street	
2119 Haines Street	Parking Lot and Storage Yard for SCI
2110 Haines Street	Bus Station
2104 Worcester Street	Vacant Warehouse
2102 Oler Street	Baltimore Renovation Inc.



**Insert Figure 2**

## **2.5 Descriptions of On-Site Structures, Roads, and Other Improvements**

The subject site is comprised of an irregular-shaped grouping of twelve (12) parcels, located in the Carroll-Camden Industrial Park, Baltimore, Maryland. The following is a summary of each parcel's current development features:

### 1501 Warner Street:

This parcel has a land area of 1.36 acres and is located on the southeastern quadrant of the intersection of Warner Street and Worcester Street. Based on KCI's reconnaissance findings, the property is improved with one warehouse structure, which is currently occupied by Second Chance Inc (SCI). Data from the MDAT Real Property website indicates that this structure was constructed in 1952. The structure is reported to have 52,000 square feet (sf) of enclosed area.

Currently, SCI uses the warehouse at 1501 Warner Street for storage of architectural antiques and salvage goods. A room located in the southwest portion of the warehouse was observed being used for the storage of palletized drums and gas cylinders. A detailed discussion of the drums and gas cylinders is provided in Section 5.3.3 of this report.

Primary building materials for SCI's warehouse include a poured concrete foundation, concrete block and brick walls, areas of exterior metal sheeting, and a flat roof with built-up tar and gravel ballast. The majority of the warehouse interior is unfinished, however, some drywall and 2' x 4' ceiling tiles were observed.

### 1601 Warner Street

This parcel has a land area of 0.59 acres and is located on the southwestern quadrant of the intersection of Warner Street and Worcester Street. Based on the MDAT Real Property information, the primary structure at the property (a warehouse building) was constructed in 1961 and contains 25,740 SF of enclosed area. At the time of KCI's site reconnaissance, the warehouse at 1601 Warner Street was unoccupied and generally clear of debris. However, two large, partially-dismantled industrial printing presses and an industrial scale were observed within the warehouse.

The warehouse at 1601 Warner Street is physically connected to the adjoining west (1629 Warner Street) structure and to the adjoining south (2104 Worcester Street) structure. Primary building materials for the 1601 Warner Street warehouse include a poured concrete foundation, concrete block and brick walls, steel girders, and a flat roof with built-up tar and gravel ballast. The warehouse has essentially no interior finishing materials.

### 1629 Warner Street

This parcel has a land area of 0.66 acres and is located on the southeastern quadrant of the intersection of Warner Street and Oler Street. Based on the MDAT Real Property information, the primary onsite structure contains 34,875 SF of enclosed area and was constructed in 1926.

At the time of KCI's site reconnaissance, the onsite structure was unoccupied. It should also be noted that the structure has been partitioned into two independent units. For relative simplicity, the units will be identified hereafter as the "Western Unit", which is located to the west of and adjacent to Oler Street (with access gained from Oler Street), and the "Eastern Unit", which is connected to the Western Unit to the west, and is adjoined to the east by 1601 Warner Street. Access to the Eastern Unit is gained from

Warner Street. Note that both the Western Unit (1629 Warner Street) and the Eastern Unit (1625 Warner Street) are located on the same parcel of property (i.e., Block 0844A, Lot 002) despite the fact that each unit has its own postal address.

The Western Unit was observed to be a single story structure. Primary building materials includes poured concrete foundation, concrete block and brick walls, steel girders, and a flat roof with built-up tar and gravel ballast. With the exception of a limited amount of drywall and thermal system insulation, the Western Unit has essentially no interior finishing material. During the site reconnaissance completed for this assessment, KCI observed that the Western Unit was generally clear of debris. However, two (2) potential underground storage tanks (USTs) or underground vaults were observed during the site reconnaissance. A detailed discussion of these features is provided in Section 5.3.2 of this report.

The Eastern Unit was observed to be constructed with a poured concrete foundation, concrete block and brick walls, steel framing, and a built-up tar and gravel ballast roof. The majority of the interior of the Eastern Unit was unfinished, however, drywall and 2' x 4' ceiling tiles were observed. Several large piles of deteriorated 2' x 4' ceiling tiles were also observed in the center portion of the Unit.

It was noted that the Eastern Unit (i.e., 1625 Warner Street) is in an advanced state of deterioration. Portions of the roof have collapsed, and piles of refuse were observed throughout the Unit. Weeds and trees are presently growing in the center portion of the building. Several drums, filled with mechanical parts, were observed in the southeastern portion of this Unit. A detailed discussion of the drums is provided in Section 5.3.3 of this report. A second story, reported to historically contain offices, was observed along the western portion of the Eastern Unit. However, due to its advanced state of deterioration, KCI unable to physically enter this portion of the structure.

#### 1633 Warner Street

This parcel has a land area of 0.29 acres and is located on the southwestern quadrant of the intersection of Warner Street and Oler Street. Based on the MDAT Real Property information, the property's primary structure (a warehouse) is reported to have 12,500 sf of enclosed area and was constructed in 1940. At the time of KCI's reconnaissance, the warehouse at 1633 Warner Street was unoccupied and generally clear of debris. However, a portion of the roof has collapsed.

Primary building materials include a poured concrete foundation, concrete block and brick walls, wood beams, and a flat roof with built-up tar and gravel ballast. The warehouse is physically connected on the west to the adjoining building at 1645 Warner Street, and on the south to the adjoining building at 2102 Oler Street. KCI observed very few interior finishing materials inside the warehouse.

#### 1645 Warner Street

This parcel has a land area of 1.23 acres and is located on the southeastern quadrant of the intersection of Warner Street and Haines Street. KCI observed two warehouse buildings separated by an open courtyard space at this parcel. Based on the MDAT Real Property information, the primary structure has 12,500 SF of enclosed area is reported to have been built in 1940; however, it is not clear to which of the two buildings this information refers. Currently, Second Chance Inc. (SCI) is using the buildings for the storage and retail sale of architectural antiques and salvage goods.

The primary building materials used for both warehouse buildings include poured concrete foundations, concrete block and brick walls, steel girders and wood beams, and areas of exterior metal sheeting. KCI observed that both buildings have flat roofs with built-up tar and gravel ballasts. In addition, based on

evident differences in building materials (i.e. different color and patterned brick walls and different types of concrete block walls) it appears that both of the warehouse buildings were constructed in phases. Interior spaces within each warehouse were generally unfinished, however, some drywall and 2' x 4' ceiling tiles were observed in the office and employee break areas.

#### 1501 Russell Street

This parcel has a land area of 1.52 acres and is located on the southwestern quadrant of the intersection of Russell Street and Worcester Street. Based on the MDAT Real Property information, the property's primary structure (a two-story warehouse) has 66,820 SF of enclosed area and was constructed in 1919.

Currently, Maryland Chemical Company Inc. (MDCHEM) occupies the onsite building and is using the facility for the storage and repackaging of chemicals for distribution. In addition, MDCHEM sublets a portion of the parcel to Chemstation Mid-Atlantic (CMA), a manufacturer and distributor of custom blended cleaning chemicals. The onsite building is partitioned into two sections, referred to as Building # 3 (easternmost) and Building #2 (westernmost). CMA occupies the majority of Building #3.

Primary building materials used in the onsite building include a poured concrete foundation, concrete block and brick walls, steel girders and wood beams, areas of exterior metal sheeting, and a built-up tar and gravel ballast roof. The majority of the interior spaces at Buildings #2 and #3 were unfinished, however, some drywall, 2' x 4' ceiling tiles, and wood paneling were observed in the office and laboratory areas. A boiler is located in a sub-basement of Building #3.

#### 1525 Russell Street

This parcel has a land area of 0.76 acres and is located on the southern side of Russell Street, between the 1501 Russell Street and the 1551 Russell Street properties. Based on the MDAT Real Property information, the property's primary structure (a warehouse) has 32,180 SF of enclosed area and is reported to have been built in 1953.

Presently, MDCHEM is using the warehouse at 1525 Russell Street for the storage and repackaging of chemicals for distribution. The warehouse (referred to as Building #1) adjoins 1501 Russell Street Building #2 on the west side. The onsite warehouse's primary building materials include a poured concrete foundation, concrete block and brick walls, steel girders and wood beams, areas of exterior metal sheeting, and a flat roof with built-up tar and gravel ballast. The majority of the warehouse interior is unfinished, however, some drywall and 2' x 4' ceiling tiles were observed in the office areas.

#### 1551 Russell Street

This parcel has a land area of 1.35 acres and is located on the southeastern quadrant of the intersection of Russell and Bayard Streets. Based on the MDAT Real Property information, the property's primary structure (an office/warehouse building) has 22,200 SF of enclosed area and was constructed in 1923.

MDCHEM currently occupies the office/warehouse at 1551 Russell Street. In addition to the office/warehouse structure, the property includes an open courtyard area, a canopied storage area, and a small storage structure (i.e., the Acid House). Primary building materials for the on-site structures include poured concrete foundations, concrete block and brick walls, steel girders and wood beams, areas of exterior metal sheeting, and flat roofs with built-up tar and gravel ballasts. The majority of the interior spaces are unfinished, however, some drywall and 2' x 4' ceiling tiles were observed in the office and employee break areas.

2119 Haines Street

This parcel has a land area of 0.27 acres and is located on the eastern side of Haines Street. No existing structures are located on this property, which is located south of and adjacent to the 1645 Warner Street Property. Second Chance Inc. (SCI) is currently using the property for parking purposes. The parcel was observed to be almost completely covered with asphalt.

2110 Haines Street

This parcel has a land area of 3.08 acres and is located south of and adjacent to the 2119 Haines Street property, at the southern terminus of Haines Street. Based on the MDAT Real Property information, the primary structure at the property (a bus terminal building) has 11,520 SF of enclosed area and was constructed in 2004.

Specifically, a Greyhound Lines, Inc. bus terminal currently occupies the 2110 Haines Street parcel. The parcel is accessed via an asphalt-covered driveway leading south from Haines Street. The facility includes one bus terminal structure; bus parking encompasses the area to the east of the existing bus terminal structure. In addition, a taxi and car parking area is located along the northwestern portion of the subject property. Primary building materials for the bus terminal building include a poured concrete foundation, concrete block walls with architectural finishes, and a flat roof covered with a rubber membrane. Interior finishes include vinyl floor tiles, linoleum floor sheeting, vinyl covebase, painted drywall, and 2' x 4' dropped ceiling tiles.

2104 Worcester Street

This parcel has a land area of 0.15 acres and is located on the southwestern quadrant of the intersection of Worcester Street and South Eutaw Street. Based on the MDAT Real Property information, the property's primary structure (a vacant warehouse) has 6,435 SF of enclosed area and was constructed in 1945.

At the time of KCI's site reconnaissance, the existing warehouse at 2104 Worcester Street was vacant and in an advanced state of deterioration. To the north, the deteriorated warehouse is physically connected to the building at 1601 Warner Street. Due to its advanced state of deterioration and associated safety concerns, KCI did not investigate the interior of the warehouse. All observations of the structure were conducted from the exterior, by looking through the windows. The primary building construction materials include a poured concrete foundation, concrete block and brick walls, steel girders, and a flat roof with built-up tar and gravel ballast. Portions of the roof have collapsed, and piles of water-logged building material were observed within the structure. Brush and weeds were observed to be growing within the interior of the building.

2102 Oler Street

This parcel has a land area of 0.50 acres and is located on the northeastern quadrant of the intersection of Oler Street and South Eutaw Street. Based on the MDAT Real Property information, the property's primary structure contains 20,163 SF of enclosed area and was constructed in 1950.

The onsite structure is partitioned into two independent units. For simplicity, the units will be hereafter identified as the "Northern and Southern Units". Both Units are accessed from the west side of Oler Street. The Northern Unit is unoccupied, and Baltimore Renovations Inc. occupies the Southern Unit. Primary building materials include a poured concrete foundation, concrete block and brick walls, steel girders, and flat roof with built-up tar and gravel ballast.

The Northern Unit is divided into three rooms (i.e. an eastern room, northwest room and southwest room). The eastern room was observed to be filled by general refuse and debris (i.e. broken furniture, paper products, and miscellaneous metal parts). Several drums, filled with debris, were observed in the eastern room. A detailed discussion of the drums is provided in Section 5.3.3 of this report. The southwestern room was primarily occupied by five above ground storage tanks (ASTs); this room was observed to be in a deteriorated state. A detailed discussion of the ASTs is provided in Section 5.3.2 of this report. The northwestern room was observed to contain the remnants of a cardboard box process machine. In addition, the northwest room contained approximately two and a half pallets of 50-pound bags of “hydrogloss”. A detailed discussion concerning the hydrogloss bags is provided in Section 5.3.3.

The Southern Unit is being utilized as storage space for a building contractor (Baltimore Renovations Inc.). The interior was filled with steel drums, various cans of paint and solvents, and several gallons of gasoline. A detailed discussion concerning the drums is provided in Section 5.3.3 of this report. A canopied loading dock structure was observed adjacent to and south of the Southern Unit; this was also being utilized for storage purposes. Several empty drums were observed at the dock area. In addition, several empty 175-gallon heating oil ASTs were observed. A detailed discussion of the ASTs is provided in Section 5.3.2 of this report.

## **2.6 Current Uses of Adjoining Properties**

KCI conducted a visual reconnaissance of exterior portions of properties adjacent to the subject site. As indicated previously, the subject site is situated within a densely-populated urban area that consists primarily of industrial properties, with some interdispersed small-scale commercial and public properties. It should be noted that the conditions observed at the adjacent and nearby properties described below were inspected from the closest point on the subject site and/or the nearest public road / right-of-way.

Russell Street bounds the subject site to the north, beyond which are commercial properties that include: a Citgo gas station and two single-story warehouse structures. The Citgo gas station is located on the northwest quadrant of the intersection of Russell Street and Worcester Street. The two single story warehouse structures are located to the immediate west of the Citgo gas station. Signage observed during the site reconnaissance indicated that the warehouse structure located closest to the Citgo Station (1530 Russell Street) either is or at one time was occupied by “Just Temps”. Just Temps is a temporary employment placement agency.

The warehouse structure furthest from the Citgo gas station (1540 Russell Street) is located on the northeast quadrant of the intersection of Russell Street and Bayard Street. This building had signage indicating that either it is or was occupied by P. W. Feats. PW Feats is a Baltimore event planning company specializing in special events and event management.

Adjacent to the subject site, at the northeast quadrant of Russell Street and Worcester Street, is a “U-Store” self-storage facility. The U-Store facility is comprised of exterior, single story garage type storage units, a two-story enclosed storage and office structure, and associated parking. A “Public Storage” self storage facility is located adjacent to the subject site at the southeast quadrant of Russell Street and Worcester Street. The Public Storage facility is comprised of an enclosed, three-story storage and office structure with associated parking.

Adjacent to the subject site, at the northeast quadrant of the intersection of Alluvion Street and Warner Street, is a single-story warehouse structure occupied by SCI. In addition to their operations within the subject site, SCI utilizes this off-site facility for warehousing and the retail sale of architectural antiques and salvaged materials.

To the east, south, and west of the subject site are vacant, City-owned parcels of green space (i.e., “waterfront parcels”) that have been developed with a bike path for recreational use. The parcels of green space are noncontiguous in areas due to the intrusion of several historic “slips” of the Western Branch of Patapsco River that run between the parcels. The bike path contains several bridges over these historic slips. Concurrently with the Phase I ESA described herein, KCI has completed a separate Phase I ESA for these “waterfront parcels” on behalf of the Client. The findings from this concurrent assessment are reported under separate cover.

Further east of the subject site, beyond the waterfront parcels, lies the Western Branch of Patapsco River. Further to the west is an additional green space buffer followed by the BRESCO waste to power incinerator facility. A Holiday Inn Express facility is located adjacent to and northeast of the intersection of Haines Street and Warner Street. The Holiday Inn Express facility consists of a single, four-story main hotel building, with a connecting two-story conference/events building, and an associated parking lot.

Adjacent to the subject site, at the northwest quadrant of the intersection of Haines Street and Warner Street, is the W.W. Grainger, Inc. Industrial Supply (Grainger) facility. The Grainger facility consists of a single warehouse building with associated parking and loading docks. Further north, beyond the Grainger facility, is a BP gasoline station. This gas station is located at the southwest quadrant of the intersection of Russell Street and Haines Street. In addition, a Shell gas station is located adjacent to the subject site, at the southwest quadrant of the intersection of Russell Street and Bayard Street.

The presence of the two adjacent gasoline stations (Shell and Citgo) and the nearby BP gasoline station could potentially represent an environmental concern to the subject site. A detailed discussion concerning these three gasoline stations, which are located within relatively close proximity to the subject site, is provided in Sections 4.1 and 4.2 of this report.

## **2.7 Description of Site Utilities**

The subject site and vicinity are served by public water and sewer. The Baltimore City Department of Public Works (DPW) supplies water from the Prettyboy, Loch Raven, and Liberty reservoirs. Based on the location of the subject site, wastewater from the region most likely discharges to the Patapsco River via the Patapsco Wastewater Treatment Plant. The water and sewer utilities serving the subject site are illustrated on the scaled, GIS-based Utility/Drainage Plan provided as Figure 3 (Appendix G).

## **2.8 Future Development Plans of Subject Properties**

The Client has forwarded information from Cormony Development (i.e., the development agency selected to redevelop the subject site) to KCI concerning the proposed scope of future development at the subject site. Cormony has proposed to demolish existing onsite improvements and build a 600,000-square-foot office building, a 50,000-square-foot Greyhound terminal (to replace one it will be displacing as part of the project), 150,000 square feet of retail and restaurant space, a 100,000-square-foot sportsplex, and approximately 2,100 structured parking spaces. The site will also include a mentoring center for underprivileged youth known as The Ray of Hope Center.

As indicated above, all existing structures are to be demolished, and all proposed buildings will be new construction. Grade changes will be undertaken to allow ground level to be above flood plain (as per City ordinance). The subject site will be hardscaped, except for planting beds for street trees and storm water retention. It is also likely that utility extensions will be necessary. The completed development is estimated to provide 3,200 jobs upon completion.

### **3.0 User Provided Information**

With the exception of title record data (Section 3.1), the following sections present the information obtained from the User of this assessment (i.e., the Client).

#### **3.1 Title Records**

As part of this assessment, KCI reviewed chain-of-title reports prepared by the National Environmental Title Research Inc. (NETR) for each subject site parcel. Each chain-of-title report includes historic ownership information extending to approximately 1957 (i.e., the reports cover approximately the past fifty years). To help meet VCP requirements, additional occupants of the subject site were researched as far back as 1890 through the review of Sanborn Fire Insurance maps (Section 4.5.1). Based on KCI's review of NETR's chain-of-title reports, six of the subject site parcels (2110 and 2119 Haines Street, 1645 Warner Street, and 1501, 1525, and 1551 Russell Street) are currently owned by the Mayor and City Council of Baltimore. Presently Warner Street, Inc., a Maryland Corporation, owns the remaining six parcels comprising the subject site (i.e., 2102 Oler Street, 1501 Warner Street, 1601, 1629, and 1633 Warner Street, and 2104 Worcester Street).

The titles to the properties owned by Mayor and City Council were acquired in three transactions that occurred on 5-3-1976 from The Real Estate and Improvement Company of Baltimore, on 11-3-2005 from The Pheasant Warner Company, LLC, and on 11-19-2003 from AT&T Corporation, a New York corporation. The titles to the properties owned by Warner Street, Inc. were acquired on 3-14-1989 from Edward Levin and Andrea Mattei, Substitute Trustees; and Hillco Investment Corporation, by and for Gordon Cartons, Inc. Additional information from KCI's review of NETR's chain-of-title reports has been incorporated into discussions concerning the historic uses and operations of each parcel of the subject site in Section 4.6.1. Copies of NETR's chain-of-title reports, and associated chain-of-title diagrams prepared by KCI, are provided in Appendix E to this report.

#### **3.2 Environmental Liens or Activity and Use Limitations**

Based on the research conducted for this assessment, the Maryland Department of the Environment, Voluntary Cleanup Program has issued a No Further Requirements Determination (NFRD) for the 2110 Haines Street parcel of the subject property. The NFRD may be subject to certain activity and use limitations, such as (for example) a requirement that the groundwater cannot be used at the property. However, no other indications of environmental liens or activity and use limitations referencing the subject site were provided to KCI by any party, agency or individual involved with this assessment, by interview or research of documentation from the various sources consulted.

#### **3.3 Specialized Knowledge**

Mr. Gary Suskauer, BDC representative was questioned regarding any past, current, or pending litigation, administrative proceedings, government notices, and/or violations of environmental laws relevant to hazardous substances or petroleum products in, on, or from the subject site. Mr. Suskauer stated that he was unaware of any issues of these types.

#### **3.4 Commonly Known or Reasonably Ascertainable Information**

The Client has not provided KCI with any commonly known or reasonably ascertainable information within the local community concerning the subject site that is material to Recognized Environmental Conditions in connection with the subject site.



### 3.5 Valuation Reduction for Environmental Issues

Mr. Gary Suskauer has stated that he is unaware of any reduction in value of the subject site due to environmental issues of any type.

### 3.6 Owner, Property Manager, and Occupant Information

The owners of the subject site properties are the Mayor and City of Baltimore and Warner Street Inc. The information provided by the owners, owner representatives, property managers, and occupants, has been incorporated into relevant sections of this report.

### 3.7 Reason for Performing Phase I ESA

As indicated previously, this Phase I ESA is being conducted to satisfy Maryland Department of the Environment (MDE) Voluntary Cleanup Program (VCP) admittance requirements and to facilitate the beneficial redevelopment of the subject site.

## 4.0 Records Review

As part of this assessment, KCI reviewed standard environmental databases (Sections 4.1 and 4.2), requested permission to review regulatory files (Section 4.3), researched the subject site's physical setting (Section 4.4), and reviewed historical Sanborn maps (Section 4.5.1), aerial photographs (Section 4.5.2) and topographic maps (Section 4.5.3). Detailed discussions concerning these topics are provided in the following report sections.

### 4.1 Standard Environmental Databases

A review of the environmental databases listed hereafter was completed to determine the locations of known and potential contaminant sources with respect to the subject property. Environmental Data Resources, Inc. (EDR) provided the environmental database report used for this assessment. A copy of the database report is provided in Appendix I. In addition, a summary of the regulatory databases reviewed for this assessment, and the search distances applicable to each database, is provided in Table 4-1. KCI also reviewed an Orphan Summary, which is a summary of those database-listed properties that cannot be mapped within 250 feet of their true location due to incomplete or missing addresses. The findings of the Orphan Summary have been incorporated where applicable.

Table 4-1: Environmental Database Search		
Database		Search Radii Utilized (Miles)
<b>FEDERAL RECORDS</b>		
NPL	National Priority List	1.0
Proposed NPL	List of sites that have been proposed to the NPL	1.0
Delisted NPL	National Priority List Deletions	1.0
NPL RECOVERY	Sites under enforcement to recoup monies spent on remediation.	TP
CERCLIS	Comprehensive Environmental Response, Compensation and Liability System List	0.5
CERC-NFRAP	No Further Remedial Action Planned List	0.5

<b>Table 4-1: Environmental Database Search</b>		
<b>Database</b>		<b>Search Radii Utilized (Miles)</b>
CORRACTS	Corrective Action Report	1.0
RCRA TSD	Resource Conservation & Recovery Act Information System – Treatment Storage and Disposal (TDS) Facilities List	0.5
RCRA Lg. Quan. Gen.	Resource Conservation & Recovery Info. Sys. – Large Quantity Generators List	0.25
RCRA Sm. Quan. Gen.	Resource Conservation & Recovery Info. Sys. – Small Quantity Generators List	0.25
ERNS	Emergency Response Notification System	TP
HMIRS	Hazardous Materials Information Reporting System	TP
US ENG CONTROLS	Engineering Controls List Sites	0.5
US INST CONTROL	Properties that are included in the Voluntary Cleanup program, which have Deed Restrictions.	0.5
DOD	Department of Defense Sites	1.0
FUDS	Formerly Used Defense Sites	1.0
US BROWNFIELDS	A Listing of Brownfields properties Addressed by Either Cooperative Agreements or Targeted Brownfields Assessments.	0.5
CONSENT	CERCLA Consent Decrees	1.0
ROD	Records of Decision	1.0
UMTRA	Uranium Mill Tailings Sites	0.5
ODI	Open Dump Inventory: A Listing of Disposal Facilities that do not Comply with 40 CFR Parts 257 or 258.	0.5
TRIS	Toxic Chemical Release Inventory System	TP
TSCA	Toxic Substances Control Act	TP
FTTS	Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substances Control Act Tracking System	TP
SSTS	Section 7 Tracking Systems. Refers to Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act. All Registered Facilities Must Submit a Report to EPA on a Yearly Basis.	TP
ICIS	Integrated Compliance Information System	TP
PADS	PCB Activity Database System	TP
MLTS	Material Licensing Tracking System	TP
MINES	Mines Master Index File	0.250
FINDS	Facility Index System	TP
RAATS	RCRA Administrative Action Tracking System	TP
<b>STATE AND LOCAL RECORDS</b>		
State Haz. Waste	Notice of Potential Hazardous Waste Sites	1.0

<b>Table 4-1: Environmental Database Search</b>		
<b>Database</b>		<b>Search Radii Utilized (Miles)</b>
State Landfill	Permitted Solid Waste Disposal Facilities	0.5
SWRCY	Recycling Directory	0.5
OCPCASES	Oil Control Program Cases	0.5
HIST LUST	Listing of Historic Leaking Underground Storage Tanks	0.5
UST	Registered Underground Storage Tank List	0.25
Historical UST	Listing of Registered Underground Storage Tanks	0.25
AST	Registered Aboveground Storage Tank List	0.250
INST CONTROL	Voluntary Cleanup program Applicants/Participants	0.5
VCP	Voluntary Cleanup program Applicants/Participants	0.5
DRYCLEANERS	Listing of Registered Dry Cleaners	0.25
BROWNFIELDS	Eligible Brownfields Properties	0.5
LEAD	Lead Inspection Database	TP
<b>TRIBAL RECORDS</b>		
INDIAN RESERV	Indian Reservations	1.0
<b>EDR PROPRIETARY RECORDS</b>		
Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	1.0
EDR Historical Auto Stations	EDR Proprietary listing of potential historic gas station properties	0.25
EDR Historical Cleaners	EDR Proprietary listing of potential historic drycleaning business sites	0.25

The following section provides details regarding the different databases reviewed as part of this assessment, and provides information on the number of properties identified within the applicable search radii. A discussion of the identified properties of concern is provided in Section 4.2 of this report.

**National Priorities List (NPL)** – The National Priorities List (NPL) is the EPA’s database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state’s top priority site, or meet three specific criteria set jointly by the US Department of Health and Human Services and the US EPA in order to become a NPL site. The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. Neither the subject site nor any properties within the applicable search radius were included on the NPL database.

**Proposed NPL List** – The proposed NPL List includes hazardous waste sites that have been proposed to the NPL. These sites may be added to the NPL or not, depending on the results of the site investigations and other factors. Neither the study area properties nor any properties within the search radius were included on the proposed NPL database.

**Delisted NPL (NPL Deletions) List** - The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425 (e), sites may be deleted from the NPL where no further response is appropriate. The subject property was not identified on the Delisted NPL database; however, one property within the search radius (i.e., the Chemical Metals site at 2103 Annapolis Road) was identified on the Delisted NPL database. Due to its downgradient position and its distance from the subject site (approximately ½-mile), the inclusion of this facility to the Delisted NPL database does not appear to represent an environmental concern to the subject site at this time.

**NPL Recovery Database List** – Under the authority granted to EPA by CERCLA of 1980, the EPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property's owner received notification of potential liability. Neither the subject site nor any properties within the search radius were included on the NPL Recovery Database List.

**Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List** – The CERCLIS List contains sites which are either proposed to be placed on, or are included on the National Priorities List (NPL), and sites which are in the screening and assessment phase for possible inclusion to the NPL. The information for each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site; financial funding information for the events, and unrestricted enforcement activities. One subject site parcel (i.e., 1601 Warner Street) and two off-site properties were included on the CERCLIS database reviewed for this assessment.

Additional discussion concerning the inclusion of a portion of the subject site to the CERCLIS database is provided in Section 4.2. Based on factors such as topographic conditions and/or distance from the subject site, the inclusion of the two off-site facilities to the CERCLIS database is not considered a significant environmental concern to the subject site at this time.

**CERCLIS-No Further Remedial Action Planned (CERCLIS-NFRAP) List** - As of February 1995, CERCLIS sites designated “No Further Remedial Action Planned” (NFRAP) have been removed from CERCLIS. NFRAP sites may be properties where, following an initial investigation, no contamination was found, or contamination was found but was removed quickly and without the need for the site to be placed on the NPL. Alternatively, the contamination may not have been serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties, and has archived them as historical records so that EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites. The subject property was not identified on the CERCLIS-NFRAP database; however, one off-site property within the search radius (i.e., the Carr-Lowry Site at 2201 Kloman Street) was identified on the CERCLIS-NFRAP database. Due to its distance from the subject site (nearly one mile) the inclusion of this facility to the CERCLIS-NFRAP database is not considered an environmental concern to the subject site.

**Resource Conservation and Recovery Information System: Treatment, Storage, and Disposal Facilities (RCRA -TSD) List, CORRACTS Facilities List** - The EPA maintains this database of RCRA facilities, which are undergoing corrective action. A corrective action order is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

The subject property was not identified on the RCRA-TSD CORRACTS database; however, two properties within the search radius were identified on the RCRA-TSD CORRACTS database. These included the Clean Harbors of Baltimore Site at 1910 Russell Street, and the Engineered Metal Products Site at 1400 Bush Street. The inclusion of the Clean Harbors of Baltimore site to the CORRACTS database is discussed in Section 4.2. Based on its distance from the subject site (more than ½-mile) the inclusion of the Engineered Metal Products Site to the CORRACTS database is not considered an environmental concern to the subject site at this time.

**Resources Conservation and Recovery Information System: Treatment, Storage, and Disposal Facilities (RCRA - TSD) List, Non-Corrective Action Sites (CORRACTS) Facilities List** - The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities, which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities, which treat, store and/or dispose of hazardous waste. The subject property was not identified on the RCRA-TSD Non-CORRACTS database; however, one property within the search radius was identified on the RCRA-TSD Non-CORRACTS database. This facility (i.e., the Clean Harbors of Baltimore Site at 1910 Russell Street) is discussed in Section 4.2 of this report.

**Resource Conservation and Recovery Information - Small and Large Quantity Generators (RCRIS - SQG and LQG) List** - The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities, which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities, which generate less than 1000 kg/month of non-acutely hazardous waste. RCRA Large Generators are facilities, which generate at least 1000 kg/month of non-acutely hazardous waste (or 1 kg/month of acutely hazardous waste). The subject property was not identified on the RCRA-LQG database; however, three properties within the search radius were identified on the RCRA-LQG database. In addition, one parcel of the subject property (i.e., 1501 Russell Street) was identified on the RCRA-SQG database, and 12 off-site properties within the search radius were identified on the RCRA-SQG list.

The inclusion of 1501 Russell Street to the RCRA-SQG database is discussed in Section 4.2 of this report. In addition, wherever KCI has determined that the inclusion of offsite properties to the RCRA LQG or SQG databases may represent an environmental concern to the subject site, KCI has included discussions concerning these issues in Section 4.2, as applicable.

**Emergency Response Notification System (ERNS)** - The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of Transportation. Neither the subject site nor any off-site properties within the applicable search radius were included on the ERNS database.

**Hazardous Materials Information Reporting System (HMIRS)** - HMIRS contains hazardous material spill incidents reported to DOT. Neither the subject site nor any properties within the search radius were included on the HMIRS database.

**US ENG Controls** – A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Neither the subject site nor any off-site properties within the search radius were included on the US ENG CONTROLS database.

**United States Institutional Controls (US INST Controls) List** – A listing of sites with institutional controls in place. Institutional Controls include a variety of administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Neither the subject site nor any properties within the search radius were included on the US INST Controls database.

**Department of Defense Sites (DOD)** – This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the US Virgin Islands. Neither the subject site nor any properties within the search radius were included on the DOD database.

**Formerly Used Defense Sites (FUDS)** – This listing indicates locations of Formerly Used Defense Sites properties where the U.S. Army Corps of Engineers is actively working or will take necessary cleanup actions. Neither the subject site nor any properties within the search radius were included on the FUDS database. The subject property was not identified on the FUDS database; however, one property within the search radius was identified (i.e., “Johns Hopkins University Labor”). Based on its distance from the subject site (nearly one mile), the inclusion of this facility to the FUDS database is not considered an environmental concern to the subject site at this time.

**US Brownfields** – Included in this listing are brownfields properties addressed by Cooperative Agreement Recipients and brownfields properties addresses by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA’s Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities, especially those without EPA Brownfields Assessment Demonstration Pilots, minimize the uncertainties of contamination often associated with brownfields. Two parcels of the subject properties were identified on the US BROWNFIELDS database. These included 1501 and 1601 Warner Street. In addition, two off-site properties within the search radius were identified on the US BROWNFIELDS database; these included 1809 Bayard Street and 901 West Ostend Street. Discussion concerning each of these identified properties is provided in Section 4.2 of this report.

**Superfund (CERCLA) Consent Decrees (CONSENT)** – Consent Decrees are the major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. They are released periodically by United States District Courts after settlement by parties to litigation matters. Neither the subject site nor any properties within the search radius were included on the CONSENT database.

**Records of Decision (ROD)** - ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup. Neither the subject site nor any properties within the search radius were included ROD database.

**Uranium Mill Tailings Sites (UMTRA)** – Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of sand-like material (mill tailings) remain after the uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases the tailings were used as construction materials before the potential health hazards were recognized. In 1978, twenty-four (24) inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy. Neither the subject site nor any properties within the search radius were included on the UMTRA database.

**Open Dump Inventory (ODI)** – An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D criteria. Neither the subject site nor any properties within the search radius were included on the ODI database.

**Toxic Chemical Release Inventory System (TRIS)** - TRIS identifies facilities, which release toxic chemicals to the air, water, and land in reportable quantities under SARA Title III Section 313. Neither the subject site nor any properties within the search radius were included on the TRIS database.

**Toxic Substances Control Act (TSCA)** - TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site. Neither the subject site nor any properties within the search radius were included on the TSCA database.

**FIFRA/TSCA Tracking System (FTTS)** - FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA), Toxic Substances Control Act (TSCA), and the Emergency Planning and Community Right-to-Know Act (EPCRA). Neither the subject site nor any properties within the search radius were included on the FTTS database.

**Section Seven Tracking System (SSTS)** – Section Seven of the Federal Insecticide, Fungicide and Rodenticide Act requires all registered pesticide-producing establishments to submit a report to the USEPA by March 1st of each year. Each facility must report the types and amounts of pesticides produced, as well as the active ingredients. Neither the subject site nor any properties within the search radius were included on the SSTS database.

**Integrated Compliance Information System (ICIS)** – The Integrated Compliance Information System supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program. Neither the subject site nor any properties within the search radius were included on the ICIS database.

**PCB Activity Database System (PADS)** - PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCBs, who are required to notify the EPA of such activities. Neither the subject site nor any properties within the search radius were included on the PADS database.

**Material Licensing Tracking System (MLTS)** - MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites, which possess or use radioactive materials and which are subject to NRC licensing requirements. Neither the subject site nor any properties within the search radius were included on the MLTS database.

**Mines - Mines Master Index File** – The Mines Master Index File database did not identify the subject site parcels, nor any properties within the search radius.

**Facility Index System (FINDS)/Facility Identification Initiative Program Summary Report** - FINDS contains both facility information and ‘pointers’ to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aeromatic Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System). The subject site was included on the FINDS

database (i.e., the Maryland Chemical facility at 1501 and 1551 Russell Street). Discussion concerning these properties is provided in Section 4.2 of this report.

**RCRA Administrative Action Tracking System (RAATS)** - RAATS contains records based on the enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database. Neither the subject site nor any properties within the search radius were included on the RAATS database.

**State Hazardous Waste Sites (SHWS) List, NPL and CERLIS Equivalent** - The State Potential Hazardous Waste Sites List contains all of the sites currently identified by the U.S. EPA CERCLIS program. The state agency cautions that the list is not a comprehensive list of all sites or facilities in the State, which may have activities, which generate or use hazardous or toxic substances, chemicals, petroleum products, etc. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where potentially responsible parties will pay for cleanup. Available information varies by state. The subject property was not identified on the SHWS database; however, 12 off-site properties located within the search radius were identified on the SHWS database.

Of these 12 properties, two (the Bayard and Severn Street Stations) are located upgradient from and within one-quarter mile of the subject site. These facilities are discussed in Section 4.2. Based on factors such as distance and topographic conditions between the remaining SHWS-listed sites and the subject site, the inclusion of the remaining addresses to the SHWS database is not considered a significant environmental concern to the subject site at this time.

**Solid Waste Disposal Facilities (SWF)/Landfill Sites (LF) List** - Listings under Solid Waste Facilities (SWF) typically contain information provided by the Maryland Department of the Environment (MDE) regarding active or inactive solid waste disposal facilities or landfills. The subject property was not identified on the SWF/LF database; however, three properties within the search radius were identified on the SWF/LF database (i.e., CS&D Processing Facility, Baltimore Environmental Processing Facility, and the Southwest Resource Recovery facility). Based on factors such as their distance, location relative to the subject site and/or the type of listing, the inclusion of these three facilities to the SWF/LF database is not considered a significant environmental concern to the subject site at this time.

**Solid Waste Recycling Directory (SWRCY)** - This is a listing of solid waste recycling facilities. The subject property was not identified on the SWRCY database; however, three properties within the search radius were identified on the SWRCY database (i.e., the CDM E-Cycling facility, the Berg Industries Facility, and ABC Box Company). Based on factors such as their distance and position relative to the subject site, the inclusion of these three facilities to the SWRCY database does not appear to represent a significant environmental concern to the subject site at this time.

**Maryland Oil Control Program Cases (OCPCASES)**- A listing of cases monitored by the Maryland Department of the Environment's Oil Control Program. These cases can include leaking underground storage tanks and other subsurface releases, as well as aboveground storage tank spills and releases, surface spills, and administrative infractions discovered during compliance inspections. Importantly, it should be noted that the inclusion of a property to the OCPCASES database does not necessarily mean that a release of petroleum occurred at the property (unless a release is specifically cited in the database



records). Two parcels of the subject property were identified on the OCPCASES database. In addition, 67 off-site properties were identified within the search radius.

When reviewing the potential for a site listed to the OCPCASES database to impact environmental conditions at the subject site, KCI reviews a number of factors, including the location of the listed property, the topographic conditions that exist between the listed property and the subject site, the distance of the property from the subject site, the type of listing (i.e., whether or not a release of petroleum is documented), and whether or not the identified properties are also listed to the Historic Leaking UST (Historic LUST) database.

Based on these types of analyses, KCI has determined that the inclusion of the two onsite addresses (associated with Maryland Chemical facility at 1551 and 1501 Russell Street) and ten of the off-site addresses to the OCPCASES database warrants further discussion herein (refer to Section 4.2). Relatively speaking, the inclusion of the remaining 57 off-site addresses to the OCPCASES database does not appear to represent as significant an environmental concern with regard to the subject site.

**Historical LUST** – This database includes a list of leaking underground storage tanks (LUSTs) maintained by the Maryland Department of the Environment (MDE) through 1999. The subject property was not identified on the LUST database; however, two properties within the search radius were identified on the LUST database (i.e., the Warren-Ehrett Company at 610 W. West Street and the Penske Truck Leasing Company at 1711 Wicomico Street). Based their locations relative to the subject site, the inclusion of these facilities to the Historical LUST database does not appear to represent a significant environmental concern to the subject site.

**Maryland Underground Storage Tank (UST) List** - The Maryland Underground Storage Tank Report is a comprehensive listing of all registered active and inactive underground storage tanks located within the state. Underground Storage Tanks (USTs) are regulated under Subtitle I of RCRA and must be registered with the Maryland Department of the Environment, which is responsible for administering the state's UST program. Two addresses associated with the subject property (i.e., 1501 and 1551 Russell Street) were identified on the UST database. In addition, 26 off-site properties were identified on the UST database within the search radius.

The inclusion of an address to the Maryland UST database is typically only considered a concern if the address belongs to the subject site, or if the address is also identified on the OCPCASES or Historic LUST databases as a petroleum release site, and the associated facility is positioned relatively close to and upgradient from the subject site. The inclusion of the Maryland Chemical facility at 1501 and 1551 Russell Street to the Maryland UST database is discussed further in Sections 4.2 and 5.3.2 of this report. As applicable, the inclusion of certain off-site addresses to the Maryland UST database is also discussed in Section 4.2.

**Historical Underground Storage Tanks (HIST UST) List** – A listing of historical underground storage tanks. These tanks may have been removed, or are otherwise no longer in service. One parcel of the subject property (the Maryland Chemical facility at 1551 Russell Street) was identified on the HIST UST database. In addition, 21 off-site properties were identified.

As with the Maryland UST database, the inclusion of an address to the Maryland Historic UST database is typically only considered a concern if the address belongs to the subject site, or if the address is also identified on the OCPCASES or Historic LUST databases as a petroleum release site, and the associated facility is positioned relatively close to and upgradient from the subject site. The inclusion of the Maryland Chemical facility at 1551 Russell Street to the Maryland Historic UST database is discussed

further in Sections 4.2 and 5.3.2 of this report. As applicable, the inclusion of certain off-site addresses to the Maryland Historic UST database is also discussed in Section 4.2.

**Registered Aboveground Storage Tanks (AST) List** - Registered aboveground storage tanks. The subject property was not identified on the AST database; however, one property within the search radius was identified on the AST database (i.e., the Clean Harbors facility at 1910 Russell Street). This facility is discussed further in Section 4.2 of this report.

**Voluntary Cleanup Program Applicants/Participants, Institutional Control Database (INST CONTROL)** – This is a listing of sites that are included in the VCP database listing, which have deed restrictions. One parcel of the subject property (i.e., the Bus Station at 2110 Haines Street) was identified on the INST CONTROL database. In addition, six off-site properties were identified. Discussion concerning the 2110 Haines Street property and certain of the INST CONTROL-listed, off-site properties is provided in Section 4.2.

**Voluntary Cleanup Program (VCP) Applicants** – The Voluntary Cleanup Program, administered by the Maryland Department of the Environment, streamlines the environmental cleanup process for sites, usually commercial or industrial properties that are contaminated or perceived to be contaminated by hazardous substances. Developers and lenders are provided with certain limitations on liability and participants in the program are provided certainty in the process by knowing exactly what will be required. One parcel of the subject property (i.e., 2110 Haines Street) was identified on the VCP database; furthermore, twelve off-site properties were identified. Discussion concerning the 2110 Haines Street property and certain of the VCP-listed, off-site properties is provided in Section 4.2.

**Registered Drycleaning Facilities Database (DRYCLEANERS)** – This is a listing of registered drycleaning facilities. Neither the subject site nor any properties within the search radius were included on the DRYCLEANERS database.

**Eligible Brownfields Properties (BROWNFIELDS) Database** – The Site Assessment Section of the State Superfund Division is responsible for conducting federally-funded assessments of eligible Brownfields properties. These assessments are undertaken to determine whether there are environmental cleanup requirements at these sites. A site referenced as the “Warner Street Properties” was identified on the BROWNFIELDS database within the Orphan Summary reviewed for this assessment. KCI concludes that this listing is most likely associated with the subject site. In addition, one off-site property (1809 Bayard Street) was identified on the BROWNFIELDS database. Discussion concerning these database findings is provided in Section 4.2 of this report.

**Lead Inspection Database (LEAD)** – This is a listing of sites that are included in the Childhood Lead Poisoning Prevention Program which consists of data of lead inspection for the state. Neither the subject site nor any properties within the search radius were included on the LEAD database.

**Indian Reservations (INDIAN RESERV)** – This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640-acres. Neither the subject site nor any properties within the search radius were included on the INDIAN RESERV database.

**Indian Leaking Underground Storage Tanks (INDIAN LUST)** – A listing of leaking underground storage tanks on Indian lands. Neither the subject site nor any properties within the applicable search radius were identified on the INDIAN LUST database.

**Indian Underground Storage Tanks (INDIAN UST)** – A listing of underground storage tanks on Indian lands. Neither the subject site nor any properties within the applicable search radius were identified on the INDIAN UST database.

**EDR Manufactured Gas Plants** – A listing of former manufactured gas (coal gas) sites. Gas production from solid and liquid hydrocarbon fuels was once a major industry. The gas manufacturing process produced a variety of wastes including tars, oils, and wastewater. The subject site was not identified on the EDR Manufactured Gas Sites database; however, eight off-site properties were identified. Discussion concerning certain of these off-site properties is included in Section 4.2.

**EDR Historic Auto Stations** – EDR searched select national directories and has compiled a listing of potential service stations/gasoline stations/filling stations. The categories reviewed within the select business directories included but was not limited to the following: gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station. The subject site was not included on the EDR Historic Auto Stations database; however, four off-site properties were identified. These included 1712 and 1724 Russell Street, 600 West Ostend Street, and 1210 Ridgely Street.

In general, the inclusion of a facility to the Historic Auto Stations database is not considered a significant environmental concern unless the property is part of the subject site and/or is also identified on other databases, such as the Maryland UST, Historical UST, Historic LUST, OCPCASES, SHWS, etc. KCI has reviewed each of the four off-site addresses with respect to their location and topographic position relative to the subject site, and their inclusion to other databases. Based on these factors, KCI has concluded that the identification of 1712 Russell Street on the Historic Auto Stations database warrants further discussion (refer to Section 4.2). The inclusion of the remaining three sites to the Historic Auto Stations database is not considered a significant environmental concern to the subject site at this time.

**EDR Historic Dry Cleaners** – EDR searched select national directories and has compiled a listing of potential dry cleaners. The categories reviewed within the select business directories included but was not limited to the following: dry cleaner, cleaners, laundry, Laundromat, cleaning/laundry, wash and dry, etc. The subject site was not identified on the EDR Historic Dry Cleaners database; however, one off-site property (514 W. West Street) was identified within the applicable search radius. Do to the location of this facility and it's distance from the subject site, KCI has concluded that the inclusion of this address to the EDR Historic Dry Cleaners database does not represent an environmental concern to the subject site.

## **4.2 Discussion of Standard Environmental Database Findings**

As indicated in Section 4.1, numerous properties have been identified on the regulatory databases reviewed for this assessment. Moreover, some of the identified properties are included within the subject site. Discussion concerning the inclusion of subject site properties to various regulatory databases is provided in Section 4.2.1 below. In addition, discussions concerning off-site, database-listed properties that appear most likely to represent a particular concern to the subject site are provided in Section 4.2.2.

### **4.2.1 Subject Site Database Findings**

Six of the twelve parcels comprising the subject site were identified on certain regulatory databases reviewed for this assessment. These are summarized in Table 4-2. KCI's discussions and conclusions regarding the inclusion of these parcels to the regulatory databases are provided following the table.

<b>Table 4-2: Summary of Subject Site Parcels Identified on Regulatory Databases</b>		
<b>Parcel Address</b>	<b>Current Occupant</b>	<b>Listed to Databases:</b>
1501 Russell Street	Maryland Chemical Corporation	RCRA-SQG, OCPCASES, UST, and FINDS
1551 Russell Street	Maryland Chemical Corporation	OCPCASES, UST, HIST UST, and FINDS
1501 Warner Street	Second Chance, Inc.	US BROWNFIELD
1601 Warner Street	Vacant Warehouse	CERCLIS, US BROWNFIELDS
2104 Worcester Street	Vacant Warehouse	US BROWNFIELDS
2110 Haines Street	Greyhound Bus Terminal	INST CONTROL and VCP
2102 Oler Street	Baltimore Renovations Inc.	N/A (KCI identified UST on Sanborn map)

### **1501 Russell Street**

As indicated in Table 4-2, 1501 Russell Street was identified on the RCRA-SQG database as a small-quantity generator of hazardous waste; the OCPCASES database as a potential petroleum release site; the UST database as a site with underground storage tanks; and on the FINDS database as a facility with RCRA hazardous waste activity and that releases pollutants to the atmosphere. Discussion concerning each of these issues and KCI's conclusions are presented as follows.

**RCRA-SQG:** The Field Container Eastfield Division at 1501 Russell Street was identified on the RCRA-SQG database. As indicated previously, the Maryland Chemical Company currently occupies 1501 Russell Street, and sublets a portion of the on-site building to Chemstation Mid-Atlantic. Maryland Chemical Company is engaged in the repackaging and distribution of chemicals for resale, and Chemstation Mid-Atlantic conducts blending of cleaners and soaps. The RCRA-SQG database records indicate that no violations have been reported in connection with the hazardous waste generation at this facility; moreover, this address was not identified on the CORRACTS database of facilities undergoing RCRA Corrective Action. Based on these factors, KCI concludes that the inclusion of 1501 Russell Street to the RCRA-SQG database does not appear to represent a significant environmental concern to the subject site at this time.

**OPCASES:** The Eastfield Container Corporation at 1501 Russell Street was identified on the Maryland OCPCASES database reviewed for this assessment (Case # 99-1914BC1). The records indicate that a tank closure operation was completed on an underground storage tank, and that evidence of a release of motor or lube oil was identified during the tank closure operations. The database records indicated that a cleanup occurred following the discovery of the release. Currently the site has a "Closed" Oil Control Program Case status. Based on past experience with similar situations, it is possible that residual soil and/or groundwater contamination is still present in and/or around the old tankfield. Based on this factor, the previous regulatory oversight, and the current "Closed" regulatory case status, KCI concludes that the previous discovery of a release of petroleum in the former tankfield represents an "Historic" Recognized Environmental Condition. Additional discussion concerning this issue is provided in Section 8.0 herein.

**Maryland UST:** The Former Eastfield Container Corporation, located at the subject site (1501 Russell Street), was identified on the Maryland UST database reviewed for this assessment. The database records indicated that one 7,000-gallon, gasoline UST and one 3,000-gallon, heating oil UST are "Permanently Out of Use" at this facility. During the reconnaissance of this property, KCI observed two patched asphalt areas in the facility's southern courtyard. Interviewees have reported that the gasoline and heating oil USTs were removed from these areas in the 1980s. However, as discussed in Section 4.3.2 of this report, KCI also reviewed an MDE Tank Closure Summary report for 1501 Russell Street. A letter

attached to the report was dated February 1, 2000. According to the report, the tanks were actually closed in place and remain on-site. Both tanks were reportedly constructed of steel and utilized steel product piping. MDE reported that both tanks were greater than 20 years old at the time of closure.

The Tank Closure Summary records indicated that the owner was unaware of any leaks in association with the two tanks or their product lines. However (as indicated above) the MDE Oil Control Program has reported that a release of petroleum was detected during the closure of at least one of the USTs (most likely the heating oil tank). KCI's conclusions regarding this issue were discussed previously in the OCPCASES database section.

**FINDS:** The 1501 Russell Street parcel of the subject site was identified on the FINDS database reviewed for this assessment. As discussed previously, FINDS typically contains "pointers" to other record sources that contain more detail. With regard to 1501 Russell Street, the FINDS database identified the AFS, RCRAInfo, MD-RCRA, and TRIS databases as additional sources of information for this facility.

- The AFS database is the national repository for information concerning airborne pollution in the United States. KCI concludes that the inclusion of 1501 Russell Street to the AFS database does not represent a significant environmental concern to the subject site, since pollutants released to the atmosphere would be relatively unlikely to impact the soils or groundwater at the site.
- The RCRAInfo database tracks the events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste, and the MD-RCRA database houses state information relating to the Resource Conservation and Recovery Act (RCRA). As described previously in this section, Maryland Chemical generates small quantities (less than 1,000kg/ month) of RCRA hazardous wastes at their facility. KCI's conclusions regarding this issue have already been provided.
- The TRIS (Toxic Release Inventory System) database contains information from facilities on the quantities of more than 300 listed, toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site. Based on information obtained during interviews, KCI understands that Maryland Chemical Company discharges wastes from a neutralization tank to the sanitary sewer under a National Pollutant Discharge Elimination System (NPDES) permit. It appears likely that this is the reason that the facility was identified on the TRIS database. Additional discussion and KCI's conclusions concerning this issue are provided in Section 8.0 of this report.

### **1551 Russell Street**

As indicated in Table 4-2, 1551 Russell Street was identified on the OCPCASES database as a property with MDE Oil Control Program regulatory case history, the Maryland UST and Historic UST databases as a site with current and/or former underground storage tanks, and the FINDS database as a site with multiple other database "hits". Each listing is discussed in detail below.

**OCPCASES:** The subject site (1551 Russell Street) was identified on the OCPCASES database reviewed for this assessment (Case No. 94-3442BC1). The records indicate that the case has been assigned a "Closed" status by the MDE Oil Control Program. No additional information concerning the reason for the inclusion of this address was provided; however, 1551 Russell Street was also listed to the Maryland UST and Historic UST databases reviewed for this assessment (see below). Based on this factor, KCI concludes that a release of petroleum may have occurred or been discovered during or prior to UST closure activities. During the review of regulatory files at MDE's offices in Baltimore, KCI reviewed an Notice of Compliance letter dated September 7, 1994, which indicated that two underground storage tanks (including one 6,000-gallon, gasoline UST and one 4,000-gallon, diesel UST) were removed from the

property and that the site was in compliance with COMAR. It appears likely that this activity is what caused the site to be listed to the OCPCASES database. Additional discussion concerning the previous presence of USTs at the property is provided in the Maryland UST and Historic UST section below.

Maryland UST and Historic UST: The Maryland UST database identified one 6,000-gallon gasoline UST (installed 1972) and one 4,000-gallon diesel UST (installed 1968) in connection with the 1551 Russell Street parcel of the subject site. Both of the USTs are listed as being “Permanently Out of Use”. The Historic UST database reported the same information as the UST database, with the exception that both USTs are reported as “Removed” instead of “Permanently Out of Use”.

Based on KCI’s review of Oil Control Program files (Section 4.3.2), it appears that the Historic UST records are correct. As indicated above in the OCPCASES section, KCI reviewed a Notice of Compliance letter from MDE dated September 7, 1994, which indicated that Oil Control Program staff had conducted an inspection of 1551 Russell Street and had determined that two underground storage tanks had been removed from the property. An MDE Tank Removal/Abandonment report attached to the letter more specifically indicated that one 6,000-gallon gasoline and one 4,000 gallon diesel UST had been removed. The records indicated that no perforations were observed in either tank and that no groundwater or soil contamination was detected in the tank pits following the removal of the USTs.

Since the records indicated that evidence of a release of petroleum was not encountered during the removal of the two underground storage tanks at 1551 Russell Street, KCI concludes that the historic presence of the tanks does not appear to represent an environmental concern to the subject site. Additional information concerning KCI’s review of regulatory files is provided in Section 4.3.2 of this report.

FINDS: The 1551 Russell Street parcel of the subject site was identified on the FINDS database reviewed for this assessment. With regard to 1501 Russell Street, the FINDS database identified the AFS, ICIS, MD-EPSC, MD-PEMIS, NCDB, MD-RCRA, and TRIS databases as additional sources of information for this facility. Additional discussion is provided below.

- AFS Database: KCI has reviewed documentation indicating a construction permit for an oil-fired boiler was issued for the onsite Maryland Chemical facility in 1978 (refer to Section 4.3.2). KCI concludes that the boiler exhaust is probably the reason for the property’s inclusion to the AFS database; moreover, the discharge of boiler exhaust to the atmosphere does not represent a significant environmental concern to the subject site, since pollutants released to the atmosphere would be relatively unlikely to significantly impact the soils or groundwater at the site.
- ICIS Database: The 1551 Russell Street parcel of the subject site was identified on the Integrated Compliance Information System (ICIS) database. The ICIS is the core information management system supporting the enforcement and compliance operations of the EPA Office of Enforcement and Compliance Assurance (OECA). The system is currently used for tracking federal enforcement and compliance activities performed by the EPA headquarters and regional offices. In order to determine the reason for 1551 Russell Street’s inclusion to the ICIS database, KCI downloaded EDR’s “Site Report” for this facility (a copy is provided in Appendix I). Based on KCI review of the Site Report and information obtained during interviews, KCI understands that Maryland Chemical Company discharges wastes from a neutralization tank to the sanitary sewer under a National Pollutant Discharge Elimination System (NPDES) permit. It appears likely that this is the reason that the facility was identified on the ICIS database. Additional discussion and KCI’s conclusions concerning this issue are provided in Section 8.0 of this report.

- **MD-EPSC, MD-PEMIS, NCDB, MD-RCRA, and TRIS Databases:** Based on information obtained from interviews, Maryland Chemical stores and repackages bulk chemicals for resale at the 1551 Russell Street facility. Review of the Maryland Chemical facility's EDR Site Report has revealed that Maryland Chemical holds a number of permits and is subject to numerous inspections in connection with their business operations, under a variety of federal regulatory programs. The inclusion of their facility to the MD-EPSC, MD-PEMIS, NCDB, MD-RCRA, and TRIS databases is apparently related to records associated with these programs and inspections. However, review of EDR's database report and the EDR Site Report, and the review of MDE regulatory files completed for this assessment have not revealed information that would describe the specific reasons for the facility's inclusion to these databases. KCI concludes that the inclusion of 1551 Russell Street to these databases does not in itself represent an environmental concern to the subject site.

### **1501 Warner Street**

The 1501 Warner Street parcel of the subject site was identified on the US Brownfields Database reviewed for this assessment. As described in section 4.1, this database lists properties that have received Targeted Brownfields Assessments under EPA Cooperative Agreements. As part of this assessment, KCI reviewed a *Phase I Environmental Site Assessment for the Warner Street Business Properties* dated January 24, 2006. MDE prepared the Phase I ESA report for the Client under a Cooperative Agreement with USEPA Region III. The 1501 Warner Street property (and certain other parcels of the subject site) were included in the assessment. KCI concludes that this previous assessment work is the reason for the subject site's inclusion to the US Brownfields Database. Additional discussion concerning the findings of MDE's Phase I ESA is provided in Section 4.3.1 of this report, and a copy of MDE's report is provided in Appendix F.

### **1601 Warner Street**

As indicated in Table 4-2, 1601 Warner Street was identified on the CERCLIS database as a contaminated property that is under consideration for the National Priorities List (NPL), and the US BROWNFIELDS database as a site that has received a Brownfields Assessment under an EPA Cooperative Agreement. Discussion concerning each of these listings and KCI's conclusions are presented as follows.

**CERCLIS:** The Old Gordon Carton/JB MacNeal Plant, a former occupant of the 1601 Warner Street parcel of the subject site, was identified on the CERCLIS database reviewed for this assessment (CERCLA Site ID # 0306186). According to the records, the Old Gordon Carton facility used chlorinated solvents to clean presses. These solvents were reportedly stored in underground storage tanks. Poor housekeeping at the facility apparently led to a release of solvents, and thus there is potential for soil and groundwater contamination at the property. The CERCLIS database assessment history indicates that the Gordon Plant has had a discovery action that was completed on March 1, 2005. No additional information was provided in the CERCLIS database or online at the EPA or MDE websites.

As noted above, the CERCLIS database records suggest that underground storage tanks, used for storage of chlorinated solvents, were historically used at the 1601 Warner Street parcel of the subject site. However, this parcel was not identified on the Maryland UST or Historic UST databases reviewed for this assessment. In order to identify the historic locations of the reported underground storage tanks, KCI reviewed Sanborn fire insurance maps dated 1901, 1914, 1950, and 1952.

The review of Sanborn maps revealed that the Joseph B. MacNeal & Company Painting, Oils, and Varnish Works was historically located at the 1601 Warner Street parcel of the subject site. In their report

titled “*Phase I Environmental Site Assessment for the Warner Street Business Properties*” (January 24, 2006) MDE reports that the Gordon Cartons facility also occupied this parcel (specifically, the southeastern portion of the property). However, the Sanborn maps appeared to show that the Gordon Cartons, Inc. Folding Box Division was actually located on the adjacent parcel (i.e., 1629 Warner Street).

On the 1914, 1950, and 1952 Sanborn maps, KCI observed an area denoted “Storage Tanks” near the central portion of 1601 Warner Street property, within the Joseph B. MacNeal & Company, Painting, Oils, and Varnish Works facility. The text and markings on the maps did not indicate whether the tanks were above ground or below ground, and it is not clear whether or not these are the tanks to which the CERCLIS database referred. Three circular markings (potentially representing tanks) were also observed in an area denoted “Varnish Factory” in the eastern corner of the J.B. MacNeal building. KCI did not identify any additional evidence of storage tanks during the review of Sanborn maps, either at the 1601 Warner Street parcel, or at the adjacent 1629 Warner Street property (refer to Section 4.5.1 of this report for additional discussion concerning Sanborn map findings).

In conjunction with the search for the current or former locations of the reported underground solvent storage tanks at 1601 Warner Street, KCI also searched for data concerning potential chlorinated solvent concentrations in groundwater at or downgradient from the 1601 Warner Street parcel of the subject site. KCI noted that one groundwater sample and a duplicate sample were collected from a temporary piezometer installed at Block 844A, Lot 6 during MDE’s “*Site-Specific Investigation for Warner Street Wetlands*” (Maryland Department of the Environment, March 2006). The reported sample location is approximately 200 feet southeast of and downgradient/ slightly crossgradient from 1601 Warner Street. However, MDE did not analyze the sample for chlorinated solvents, concentrating instead on PAH compounds and metals in accordance with their investigation’s focus.

In summary, KCI was not able to identify the locations of the reported former underground storage tanks at the 1601 Warner Street parcel of the subject site with any degree of certainty, nor did KCI identify data from previous investigations concerning potential chlorinated solvents in the groundwater or subsurface soils there. In addition, KCI did not observe physical evidence of underground storage tanks during the walking reconnaissance of the property completed for this assessment, although the current onsite building was reportedly constructed in 1961, and therefore post-dates the reported use of underground tanks at the property. KCI concludes that the CERCLA database findings represent an environmental concern to the subject site, and that the reported presence of underground storage tanks and groundwater contamination appear to warrant further investigation.

US BROWNFIELDS: The 1601 Warner Street parcel of the subject site was identified on the US Brownfields Database reviewed for this assessment. As was the case with 1501 Warner Street, this property was included in MDE’s Phase I ESA report titled “*Phase I Environmental Site Assessment for the Warner Street Business Properties*” dated January 24, 2006. KCI concludes that this previous assessment work is the reason for the parcel’s inclusion to the US Brownfields Database. Additional discussion concerning the findings of MDE’s Phase I ESA is provided in Section 4.3.1 of this report, and a copy of MDE’s report is provided in Appendix F.

### **2104 Worcester Street**

The 2104 Worcester Street parcel of the subject site was identified on the US Brownfields Database reviewed for this assessment. As was the case with 1501 and 1601 Warner Street, this property was included in MDE’s Phase I ESA report titled “*Phase I Environmental Site Assessment for the Warner Street Business Properties*” dated January 24, 2006. KCI concludes that this previous assessment work is the reason for the parcel’s inclusion to the US Brownfields Database. Additional discussion concerning



the findings of MDE's Phase I ESA is provided in Section 4.3.1 of this report, and a copy of MDE's report is provided in Appendix F.

### **2110 Haines Street**

The 2110 Haines Street parcel of the subject site was identified on the INST CONTROL and VCP databases reviewed for this assessment. The VCP database findings indicated that a Maryland Voluntary Cleanup program applicant (AT&T Corporation) sought a "Certificate of Completion" as an "Inculpable Person". The database records indicated that the application was approved, and a No Further Requirements Determination (NFRD) was issued on April 22, 2002.

KCI's review of land record information revealed that AT&T owned the parcel from January 19, 2000 through November 19, 2003, when it was sold to the City (refer to Section 3.1 and Appendix E of this report). In general, the VCP protections and NFRDs obtained by one owner are transferable to subsequent owners, provided that institutional and engineering controls are properly maintained, and no additional types of contaminants are discovered or released to the site.

The INST CONTROL database records provided no information regarding the specific institutional controls implemented at 2110 Haines Street. The institutional controls for VCP sites generally include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on-site. Deed restrictions are generally also required as part of the institutional controls.

To gain additional information concerning the types of contaminants that are present at the 2110 Haines Street parcel of the subject site, KCI reviewed the VCP Fact Sheet for the property. The MDE's Voluntary Cleanup Program maintains Fact Sheets for all VCP participant sites on its Fact Sheet web page. The Fact Sheet for 2110 Haines Street was dated July 10, 2000 and is therefore somewhat out of date. A copy of the VCP Fact Sheet is provided in Appendix I.

The MDE Fact Sheet indicated that environmental investigations have been performed at the 2110 Haines Street parcel, which have identified benzo(a)pyrene in some soil samples at levels exceeding the relevant EPA Region III industrial risk-based concentration. MDE also reported that benzo(b)fluoranthene, fluoranthene, indeno(1,2,3-cd)pyrene, dibenz(a,h)anthracene, chromium, copper, and arsenic, have been identified in soil samples at levels exceeding the EPA Region III residential risk-based soil concentrations for these constituents. Reportedly, lead levels as high as 1,700 mg/kg have been identified in on-site soils. Finally, contaminants including fluorene, fluoranthene, pyrene, benzo(a)anthracene, chrysene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, indeno(1,2,3-cd)pyrene, and acenaphthene have reportedly been detected in groundwater at levels exceeding their respective EPA Region III risk-based tap water concentrations.

KCI concludes that the presence of elevated levels of PAH compounds and heavy metals (as described above) at the subject site represents a Recognized Environmental Condition. However, given the reported issuance of an NFRD for the property, MDE may not require additional investigation or other actions at the parcel unless new types of contaminants are suspected, or the proposed redevelopment of the property involves altering or removing features currently serving as engineering controls (i.e., asphalt paving, building pads, etc.). KCI's recommendations regarding this issue are provided in Section 11.0 of this report.

## **2102 Oler Street**

Although this property was not identified on the Maryland UST database reviewed for this assessment, KCI noted that one (1) gasoline UST was illustrated at this address on the 1952 and 1973 Sanborn maps. The historic UST was located near the northwest exterior corner of the former Gordon Cartons Inc., Folding Box Division, and Paper Warehouse No 2. During the site reconnaissance of the parcel, KCI observed a dilapidated fuel dispenser between the 1633 and 2102 Oler Street warehouses, at the northern side of the buildings, and adjacent to Oler Street. In addition, two 12-inch, round sump lids were observed in the sidewalk near the fuel dispenser, similar to those that typically cover tank-top appurtenances (i.e., STPs, manways, etc.). The location of the apparent UST corresponds to the historic gasoline UST that was illustrated on the 1952 and 1973 Sanborn maps. KCI concludes that the UST is still present and that it is more than 55 years old. This UST represents a Recognized Environmental Condition. KCI's recommendations regarding this issue are provided in Section 11.0 of this report.

### **4.2.2 Off-Site Database Findings**

As discussed in Section 4.1, numerous off-site facilities located in the general vicinity of the subject site are listed to various regulatory databases reviewed for this assessment. Database findings associated with off-site properties, that appeared to warrant additional analysis, are discussed below. In general, KCI has chosen to focus on these off-site, database-listed properties based on factors such as: the nature of the database information; the position and distance of listed properties relative to the subject site; and, the topographic conditions that exist between the listed properties and the subject site.

## **1910 Russell Street**

The Clean Harbors of Baltimore facility, located at 1910 Russell Street, was identified on multiple databases reviewed for this assessment, including OCPCASES, CORRACTS, RCRA-LQG, RCRA-TSDF, Maryland UST, AST, and FINDS. This off-site facility is located approximately 500 feet west-southwest of the subject site. According to the database records, the Clean Harbors facility at 1910 Russell Street is both a hazardous waste treatment, storage and disposal (TSD) facility and a large-quantity generator of hazardous waste. A total of seventy-three (73) hazardous waste generator and TSD violations have been reported for this facility. These violations range in severity from administrative issues to releases of hazardous waste to the environment. Regulatory actions have ranged from verbal informal to consent agreements, and administering monetary penalties.

The database records suggest that the Clean Harbors facility receives, handles, treats, and ships very large volumes of hazardous waste. Moreover, it appears that the facility has numerous, significant problems with housekeeping, and that multiple releases of hazardous wastes have occurred. Review of the OCPCASES database findings for the Clean Harbors facility also suggests that multiple releases of petroleum (probably used oil) have occurred. The CORRACTS database indicates that the facility has received a "Medium" priority for corrective action.

Although the Clean Harbors facility is situated relatively close to the subject site, the position of the facility suggests that any contaminants migrating with the groundwater beneath the Clean Harbors site would most likely discharge to the Middle Branch, rather than toward the subject site. Based on this factor, KCI concludes that the Clean Harbors facility appears unlikely to represent a significant environmental concern to the subject site at this time.

**901 West Ostend Street**

According to MDE's VCP Fact Sheet for the US Can Company site at 901 West Ostend Street, the facility consists of a single-story building with an asphalt parking area. MDE reports that "solvents and petroleum-based products have been detected at levels in the groundwater that exceed U.S. Environmental Protection Agency established drinking water standards". This facility is located directly upgradient from the subject site, but it is more than one-quarter mile away. Based on the records available at this time, KCI concludes that the inclusion of this facility to the US BROWNFIELDS database is relatively unlikely to represent a significant environmental concern to the subject site.

**Bayard Street Station**

The Bayard Street Station, located near the intersection of Bayard and Bush Street, was identified on the SHWS database reviewed for this assessment (State Master List ID No. MDD980693790). This historic facility (a former Manufactured Gas Plant) is located approximately 1,000 feet northwest of and topographically upgradient from the subject site. The records indicate a "No Further Remedial Action" status for this site. KCI did not identify any additional information (such as type and extent of contamination) concerning this site.

Historically, manufactured gas plants generated a variety of wastes. Coal tar was often disposed into the environment in and around the plant locations. Commonly, waste tars were disposed of in gas holders or adits. Over time, the waste tars degrade into phenols, benzene, ferroferricyanides, and polycyclic aromatic hydrocarbons which may be released as pollutant plumes that can escape into the surrounding environment. Based on the relative proximity of this SHWS-listed facility to the subject site, and its topographically upgradient position relative to the subject site, KCI concludes that the inclusion of this facility to the SHWS database may represent an environmental concern to the subject site.

**Severn Street Station/ Valspar Plant**

The Severn Street Station was identified on the SHWS, RCRA-LQG, OCPCASES, VCP, INST CONTROL, UST, HIST UST, FINDS and EDR's Manufactured Gas Plants databases. This property, which was historically a Manufactured Gas Plant operated by the Consolidated Gas Company, is also referred to as the Valspar Baltimore Plant because the Valspar Corporation purchased the site in 1979. This facility is situated approximately 600 feet northwest of the subject site. Specifically, this property is located on the northwest quadrant of the intersection of Severn Street and Bayard Street.

The RCRA-LQG database identifies the Valspar plant as generating Federal Waste Code D001-non-listed ignitable wastes, D002-non-listed corrosive waste, and D003-non-listed reactive wastes. In addition, the RCRA-LQG database indicates four Generator-All Requirements (Oversight), one Written Informal, and one Civil Action for Compliance violation listings. The Civil Action of Compliance violation is indicated as having a proposed monetary penalty associated with it.

The UST and HIST UST databases identified six USTs at the Former Severn Street Plant/ Valspar facility. These included one 350-gallon gasoline UST, one 6047-gallon hazardous waste UST; one 6499-gallon hazardous waste UST; one 5037-gallon UST; one 4010 gallon hazardous waste UST; and one 2037-gallon hazardous waste UST. All six USTs were listed as being installed in 1956. In addition, the OCPCASES database indicates that Severn Street Plant/ Valspar facility (Facility ID # 03-0199BC1) has an "Open" case status for well/groundwater contamination from motor/lube oil. According to an MDE Voluntary Cleanup Program Fact Sheet, all USTs were removed from the property in 1986.

The VCP database indicated that the Valspar Corporation sought a “Certificate of Completion” as a “Responsible Person” under Maryland’s Voluntary Cleanup Program. A Response Action Plan was approved on June 28, 2002, and a Certification of Completion was issued on December 15, 2005 and reissued on February 8, 2006.

According to the VCP Fact Sheet, subsurface investigations conducted in November 1999 revealed both soil and groundwater contamination at the property. Reportedly, the detected contaminants included volatile organic compounds, heavy metals, and polycyclic aromatic hydrocarbons. The former Severn Street Station is relatively close to, and is positioned topographically upgradient to slightly cross-gradient from, the subject site. Based on these factors and the documented groundwater impacts at the property, KCI concludes that the inclusion of the former Severn Street plant to the SHWS and EDR’s Manufactured Gas Plants database may represent an environmental concern to the subject property.

### **Texaco Station, 1500 Russell Street**

The Texaco Station at 1500 Russell Street was identified on the RCRA-SQG, OCPCASES, UST, HIST UST, and FINDS databases reviewed for this assessment. This facility is located adjacent to, northwest of, and upgradient from the subject site. Specifically this property is located on the northwest quadrant of the intersection of Russell Street and Worcester Street. Despite the name in the listing, this property is presently occupied by a Citgo Gasoline Station. The findings from KCI’s analysis of the database information are provided as follows:

The RCRA-SQG database records indicate that no violations have been reported in connection with the generation of hazardous waste at this facility, nor was this address identified on the CORRACTS database of facilities undergoing RCRA Corrective Action. Based on these factors, the inclusion of the Citgo Station to the RCRIS-SQG database does not appear to represent an environmental concern to the study area at this time.

The OCPCASES database includes two listings for the Citgo Station property. One listing (Case # 90-1248BC1) does not provide a reason for the inclusion of the Citgo Station property to the database. These database records indicate an “Open” case status. The second OCPCASES listing (Case # 99-2876BC1) reports a “Closed” facility status. This listing indicates that a release of petroleum had occurred due to a surface spill from a UST (probably during fill operations), and that a cleanup was performed.

The UST and Historic UST databases identified three 10,000-gallon gasoline USTs and one 10,000-gallon USTs listed as currently in use at the facility. The USTs were all listed as being installed in 1984. No additional pertinent information regarding the USTs was provided.

The FINDS database identified the AFS, MD-PEMIS, RCRAInfo, and MD-RCRA databases as additional sources of information for this facility. The AFS database is the national repository for information concerning airborne pollution in the United States, and the MD-PEMIS database also contains data related to air emissions. The Citgo Station may have been included due to the storage and dispensing of fuels (i.e., fugitive emissions), a paint booth, or other reasons. The RCRAInfo database tracks the events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste, and the MD-RCRA database houses state information relating to the Resource Conservation and Recovery Act (RCRA). As indicated above, the facility generates small quantities of hazardous waste. Based on review of the database findings for 1500 Russell Street, KCI concludes that the identification of this facility to the RCRA-SQG, OCPCASES, UST, HIST UST, and FINDS databases does not appear to represent an environmental concern to the subject site at this time.

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**1712 Russell Street**

The Shell Station at 1712 Russell Street was identified on the OCPCASES, FINDS, UST, HIST UST, EDR Historical Auto Station databases reviewed for this assessment. This facility is located approximately 100 feet northwest of and topographically upgradient from the subject site. Specifically this property is located on the northwest quadrant of the intersection of Russell Street and Bayard Street.

The OCPCASES database records indicate that the facility status for the Shell Station (Oil Control Program Case No. 90-1279BC1) is “Closed”. However, the records indicate that a release of petroleum occurred and that groundwater contamination from “motor/lube oil” has been reported at the property. The records do not report whether a cleanup or remedial action has been performed at the 1712 Russell Street property in relation to the reported release. Based on the proximity and topographically upgradient position of the Shell Station relative to the subject site, and the reported release of petroleum and presence of groundwater contamination at the facility, KCI concludes that the inclusion of this facility to the OCPCASES database represents an environmental concern to the subject site.

The UST database identified three 8,000-gallon gasoline USTs in association with the Shell Station at 1712 Russell Street. These USTs are listed as “Permanently Out of Use”. The Maryland UST database also identified three 12,000-gallon gasoline USTs; these were listed as “Currently in Use”. No additional information was reported. KCI concludes that the three 8,000-gallon USTs were most likely removed and replaced with the 12,000-gallon USTs, which are currently in service. KCI does not generally consider the presence of USTs at a particular property to be an environmental concern unless there is also evidence or documentation that a release occurred from one or more of the tanks. As indicated in the OCPCASES database section above, a release of petroleum and groundwater contamination have been reported at the 1712 Russell Street property. KCI’s conclusions regarding this issue were discussed previously.

The Historic UST database identified three, 12,000-gallon gasoline USTs at the 1712 Russell Street Shell Station, and indicated these tanks are “Currently in Use”. It is not clear why the current tanks were listed in the Historic UST database, but the historic 8,000-gallon USTs identified at this property on the Maryland UST database were not described. However, KCI has observed numerous similar inconsistencies with regard to regulatory database records in the past, and concludes that this instance is not particularly unusual. As indicated in the OCPCASES database section above, there are records of petroleum contamination at the 1712 Russell Street property. KCI’s conclusion regarding this issue were discussed previously.

The EDR Historical Auto Station databases identified the 1712 Russell Street location as the site of Jim’s Parkway Atlantic gasoline station. This facility was reported to have been in operation in 1964. Based on this record, KCI concludes that fuels such as gasoline have been stored at the 1712 Russell Street property since at least the early 1960s. Moreover, past experience with similar sites suggests that multiple releases of petroleum may have occurred at the facility during the past fifty years. Based on the proximity and topographically upgradient position of the 1712 Russell Street property relative to the subject site, and the apparent long history of petroleum storage at the property, KCI concludes that the inclusion of this facility to the Historical Auto Station database represents an environmental concern to the subject site.

**1400 Warner Street**

The 1400 Warner Street property, referred to in the database as Hanline Brothers Inc.(Hanline) and Automotive Parts Service, was identified on the RCRA-SQG, OCPCASES, and FINDS databases reviewed for this assessment. The Hanline facility is located approximately 400 feet east of, and topographically crossgradient from, the subject site.

The Hanline facility was identified on the RCRA-SQG database as a small-quantity generator of hazardous waste. The records indicated that no violations have been reported in connection with the generation of hazardous waste at this facility, nor was this address identified on the CORRACTS database of facilities undergoing RCRA Corrective Action. Based on these factors, the inclusion of the 1400 Warner Street property to the RCRIS-SQG database does not appear to represent an environmental concern to the subject site.

The Hanline facility was also identified on the OCPCASES database reviewed for this assessment (Oil Control Program Case No. 91-0671BC1); however, the records did not provide a reason for the inclusion of the property. The records indicate that the Hanline facility has been assigned a “Closed” OCP case status. Based on the cross-gradient location of this facility relative to the subject site, KCI concludes that the inclusion of the Hanline facility to the OCPCASES database does not appear to represent an environmental concern to the subject site at this time.

The FINDS database identified the RCRAInfo, MD-RCRA, and ICIS databases as additional sources of information for this facility. It appears likely that the inclusion of the Hanline facility to these database is related to the reported generation of small quantities of hazardous waste. The ICIS database listing may be related to an NPDES permit or other regulatory administrative reason. Since the 1400 Warner Street property was not identified on the CORRACTS or SHWS database reviewed for this assessment, and based on the cross-gradient location of this facility relative to the subject site, the inclusion of the Hanline facility to the RCRAInfo, MD-RCRA, and ICIS databases does not appear to represent an environmental concern to the subject site.

#### **1415 Russell Street**

The Public Storage, Inc. facility at 1415 Russell Street was identified on the OCPCASES database reviewed for this assessment. The Public Storage facility is located northeast of, adjacent to, and topographically upgradient from the subject site. Specifically, this property is located on the northeast quadrant of the intersection of Worcester Street and Warner Street.

The database records indicated that the Public Storage facility (OCP Case No. 01-1864BC3) was included to the OCPCASES database due to a release and of petroleum that was discovered during a tank closure operation completed on a commercial heating oil UST. The records do not report whether a cleanup or remedial action was performed. Based on the proximity and topographically upgradient position of this off-site facility with regard to the subject site, KCI concludes that the reported release of petroleum at 1415 Russell Street represents a potential environmental concern to the subject site.

#### **1530 Russell Street**

The Bavar Property, located at 1530 Russell Street, was identified on the OCPCASES database (OCP Case No. 92-1677BC1). The Bavar Property is located north of, adjacent to, and topographically upgradient from the subject site (i.e., across Russell Street from the subject site). The database records did not provide a reason for the inclusion of the Bavar property to the OCPCASES, but indicated that the Bavar Property has been assigned a “Closed” OCP case status. Based on the proximity and topographically upgradient position of this off-site property with regard to the subject site, KCI concludes that its inclusion to the OCPCASES database could potentially represent an environmental concern to the subject site if a release of petroleum occurred there.

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**2000 Haines Street**

The Amoco Service Station/Russell Street BP facility, located at 2000 Haines Street, was identified on the OCPCASES, UST and Historic UST databases reviewed for this assessment. This property is currently occupied by a BP service station. This facility is located approximately 300 feet northwest of, and is situated topographically upgradient from, the subject site. Specifically, the BP Station facility is located on the southwest quadrant of the intersection of Russell Street and Haines Street.

The BP Station was identified on the OCPCASES database reviewed for this assessment (Oil Control Program Case No. 98-0382BC3). Records indicate that the property appears in the OCPCASES database due to a tank closure operation completed on a commercial heating oil UST, and that no release of petroleum was reported. Moreover, the BP Station has been assigned a “Closed” OCP case status. Since no release of petroleum was reported in connection with the OCPCASES listing for the BP Station, KCI concludes that the inclusion of the BP Station to the OCPCASES database does not appear to represent an environmental concern to the subject site at this time.

The Maryland UST database identified three 12,000-gallon gasoline USTs, and one 550-gallon heating oil UST at the BP Station, which were listed as “Permanently Out of Use”. In addition, the database also identified two 10,000-gallon gasoline USTs, one 10,000-gallon diesel UST, and one 8,000-gallon gasoline UST, which are listed as “Currently in Use”. The first series of USTs (identified as permanently out of use) were reportedly installed in the early 1960s, while the second set of USTs (listed as currently in use) were reportedly installed in the mid-1980s. KCI concludes that the second set of USTs was probably installed to replace the first set of USTs.

The Historic UST database records for the 2000 Haines Street BP Station property indicated that three 10,000-gallon gasoline USTs, one 8,000-gallon diesel UST, and one 550-gallon heating oil UST are “Currently in Use” at the property. These records appear to conflict with the records described in the Maryland UST database (see above). However, it is not particularly unusual for regulatory database records to contain conflicting or contradictory information. KCI concludes that without additional information, it is not possible to determine which set of records is correct. However, it does appear that one older set of tanks was replaced with a newer set during the 1980s.

As discussed previously, OCPCASES database records indicated that no evidence of a release was detected during the closure of the older heating oil tank. Moreover, 2000 Haines Street was not identified on the Historic LUST database reviewed for this assessment. Based on these factors, KCI concludes that the database records do not provide evidence of documented releases in connection with the current or historic USTs at the 2000 Haines Street BP Station property. Therefore, the inclusion of the 2000 Haines Street property to the OCPCASES, UST and Historic UST databases does not appear to represent a significant environmental concern to the subject site at this time.

**1501 Ridgely Street**

The Bollinger Roofing facility, located at 1501 Ridgely Street, was identified on the UST, Historic UST, and OCPCASES databases reviewed for this assessment. The Bollinger Roofing facility is located approximately 700 feet north of, and topographically upgradient from, the subject site. Specifically, the Bollinger Roofing facility is located on the northwest quadrant of the intersection of Ridgely Street and Worcester Street.

The UST and Historic UST databases identified one 6,000-gallon gasoline UST at the facility. The UST was listed as being installed in 1989 and is reported as currently in use. The OCPCASES database records

indicate that the Bollinger Roofing facility was identified on the OCPCASES database (OCP Case No. 90-1023BC1) for administrative reasons rather than due to a release of petroleum. Currently the facility has been assigned a “Closed” OCP Case status. Based on the date of installation of the UST and the reported administrative reason for the inclusion of the facility to the OCPCASES database, the inclusion of the facility to the UST, Historic UST, and OCPCASES databases does not appear to represent an environmental concern to the subject site at this time.

#### **1541-1543 Ridgely Street**

The Butler Estate, located at 1541-1543 Ridgely Street, was identified on the Maryland UST database. The Butler Estate is located approximately 400 feet north of, and topographically upgradient from, the subject site. The UST database identified one 3,000-gallon heating oil UST and one 2,000-gallon gasoline UST at this property. Both of the USTs are listed as being permanently out of use. No additional information was reported. Since the Butler Estate was not identified on the OCPCASES or Historic LUST databases reviewed for this assessment, KCI concludes that the inclusion of the Butler Estate to the Maryland UST database does not appear to represent an environmental concern to the subject site.

#### **1547 Ridgely Street**

Lenmar, Inc located at 1547 Ridgely Street, was identified on the OCPCASES, UST, and HIST UST databases reviewed for this assessment. The Lenmar Inc. facility is located approximately 420 feet north of, and topographically upgradient from, the subject site. The OCPCASES database records indicate that a release of petroleum occurred at the 1547 Ridgely Street property (OCP Case No. 01-1609BC1). The records also indicate that the property has been assigned a “Closed” case status by MDE; however, they do not report whether a cleanup or remedial action has been performed in relation to the release.

The Maryland UST database identified one 1,000-gallon heating oil UST at the 1547 Ridgely Street property. The UST was listed as “Permanently Out of Use”. However, the Historic UST database indicates that the 1,000-gallon heating oil UST is “Currently in Use”. Since the Historic UST database records sometimes report the conditions that existed at the time they were archived (i.e., they are not updated after archiving), KCI concludes that the property’s heating oil UST is most likely out of service or no longer present. Based on the release of petroleum reported in the OCPCASES database, and the proximity and topographically upgradient position of the 1547 Ridgely Street property relative to the subject site, KCI concludes that the inclusion of this property to the OCPCASES, UST, and HIST UST databases represents a potential environmental concern to the subject site.

#### **1552 Ridgely Street**

Another Lenmar, Inc. facility, located at 1552 Ridgely Street, was identified on the Maryland UST database. This facility is located approximately 480 feet north of, and topographically upgradient from, the subject site. The Maryland UST database identified one 1,000-gallon heating oil UST at this facility. The UST was listed as being installed in 1980 and is reported as permanently out of use. No additional information was reported. Since this property was not identified on the OCPCASES or Historic LUST databases reviewed for this assessment, KCI concludes that the inclusion of the 1552 Ridgely Street property to the Maryland UST database does not appear to represent an environmental concern to the subject site at this time.



**1619 Ridgely Street**

U.S. Protective Coatings Inc., located at 1619 Ridgely Street, was identified on the Maryland UST and Historic UST databases reviewed for this assessment. This facility is located approximately 500 feet northwest of, and topographically upgradient from, the subject site. The Maryland UST and HIST UST databases identified one 1,000-gallon gasoline UST at the facility. The UST was listed as being installed in 1966 and is reported as permanently out of use. This facility was not identified on the OCPCASES or Historic LUST databases reviewed for this assessment. Based on these factors, KCI concludes that the inclusion of this facility to the Maryland UST and Historic UST databases does not appear to represent an environmental concern to the subject site at this time.

**1645 Ridgely Street**

Ridgely Street LLC, located at 1645 Ridgely Street, was identified on the Maryland UST database. This facility is located approximately 525 feet northwest of, and topographically upgradient from, the subject site. The Maryland UST database records identified one 1,000-gallon heating oil UST at the Ridgely Street LLC facility. The UST was listed as being installed in 1981 and is reported as permanently out of use. This facility was not identified on the OCPCASES or Historic LUST databases reviewed for this assessment. Based on these factors, KCI concludes that the inclusion of this facility to the Maryland UST database does not appear to represent an environmental concern to the subject site at this time.

**1700 Ridgely Avenue**

Ilex Woodworking, located at 1700 Ridgely Avenue, was identified on the RCRA-SQG, OCPCASES, and UST databases. The property is located approximately 750 feet northwest of, and topographically upgradient from, the subject site. The Maryland UST database identified one 10,000-gallon diesel UST and one 500-gallon kerosene UST at this facility. Both of the USTs are listed as being “Permanently Out of Use”. Moreover, the records do not provide a reason for the inclusion of 1700 Ridgely Avenue to the OCPCASES database. The facility (OCP Case No. 90-0077BC1) has been provided with a “Closed” regulatory case status. Since it is not clear why this property was identified on the OCPCASES database, and due to the reported historic presence of USTs at the property, KCI concludes that it is possible a release of petroleum occurred at the 1700 Ridgely Avenue site. Therefore, KCI concludes that the inclusion of 1700 Ridgely Avenue to the OCPCASES and UST databases represents a potential environmental concern to the subject site.

The RCRA-SQG database records indicate that Ilex Woodworking is a Conditionally-Exempt, Small-Quantity Generator of hazardous waste. No violations have been reported in connection with the generation of hazardous waste at this facility, nor was this address identified on the CORRACTS database of facilities undergoing RCRA Corrective Action. Based on these factors, the inclusion of the 1700 Ridgely Street property to the RCRIS-SQG database does not appear to represent an environmental concern to the study area.

**1809 Bayard Street**

The Former Waterford Caseworks, located at 1809 Bayard Street, was identified on the UST, US BROWNFIELDS, FINDS, RCRA-SQG, VCP, UST, and HIST UST databases. This facility is also referred to in the database records as the C. M. Athet Paint Company or the Athey C. M. Paint facility. This facility is located approximately 1000 feet northwest of, and topographically upgradient from, the subject property.

The 1809 Bayard Street property was identified on the RCRA-SQG database as a small-quantity generator of hazardous waste. Four violations have been reported in connection with the facility's generation of hazardous waste. These include: Generator-All Requirements (Oversight); Generator-General Requirements; a Site Complaint; and a Written Informal violation. However, the facility is not listed on the CORRACTS database of facilities undergoing RCRA Corrective Action.

The Maryland UST and HIST UST databases identified five 2,000-gallon USTs, and three 5,000-gallon USTs at the 1809 Bayard Street property. One of the 2,000-gallon USTs was apparently used to store a "hazardous substance". All eight USTs are listed as being "Permanently Out of Use". The US BROWNFIELDS database indicated that a brownfields assessment was conducted on April 16, 2003. The VCP database indicated that the applicant (1809 Bayard Street LLC) sought a "No Further Requirements Determination" from MDE as an "Inculpable Person". The application was reportedly approved, and a No Further Requirements Determination was issued on March 6, 2003.

In order to obtain additional information concerning the 1809 Bayard Street site, KCI reviewed an MDE Fact Sheet for the Former Waterford Caseworks facility. Based on information contained in the Fact Sheet, the C. M. Athey Paint Company acquired the property in 1947, and manufactured paint products at the site from 1942 until January 1992. Waterford Caseworks subsequently purchased the property, and manufactured specialized cabinetry on the site between 1996 until 2001.

Reportedly, MDE's Hazardous Waste Program issued several complaints to C. M. Athey during their operational years at the property. These complaints were apparently issued in relation to improper storage of hazardous wastes, mineral spirits, resin solutions, and paints in drums. The eight underground storage tanks were reportedly abandoned in-place in May 1986. In February 2002, MDE conducted an environmental assessment of the property. MDE reported that metals including arsenic, lead, antimony and copper, as well as volatile organic compounds and semi-volatile organic compounds, were detected in soils in areas adjacent to the original main building. Groundwater contaminants were also detected; these included cis-1,2-dichloroethene and vinyl chloride.

Based on the proximity and topographically upgradient position of the 1809 Bayard Street property relative to the subject site, KCI concludes that documented cis-1,2-dichloroethene and vinyl chloride groundwater contamination at the facility may represent an environmental concern to the subject site.

#### **4.3 Review of Agency Files**

KCI submitted written requests to the Maryland Department of the Environment (MDE) pursuant to the Freedom of Information Act (FOIA) in order to review departmental files pertaining to the subject site. Copies of KCI's FOIA letters and subsequent MDE responses are provided in Appendix F. During the review of MDE regulatory files, KCI reviewed and obtained copies of previous environmental reports (Section 4.3.1) and historic letters and correspondence (Section 4.3.2). In addition, KCI reviewed certain previous environmental reports that were provided by the Client. Summaries of relevant information obtained from the review of these documents are provided in the following report sections. Copies of all previous reports, letters, etc. are provided in Appendix F.

##### **4.3.1 Previous Environmental Reports**

As part of this assessment, KCI reviewed several previous environmental reports and work plans prepared by others. As applicable, information from KCI's review of these reports has been incorporated into this assessment. In addition, summaries of these previous environmental reports and work plans are provided as follows:

**Brownfields Site Specific Sampling & Analysis Plan**  
Warner Street Properties, Operational Unit Three (OU3)  
MDE, May 11, 2005.

The MDE's Site-Specific Sampling & Analysis Plan (SAP) For OU3 is essentially a detailed work plan for environmental sampling and analysis operations at several properties, including 2119 Haines Street, 1633 and 1645 Warner Street, and 2102 Oler Street. All four of these parcels are included as part of the subject site for this (KCI's) assessment.

MDE reported that the SAP for OU3 was completed for the Client (i.e., BDC) to support proposed revitalization activities in the "Warner Street Area" of Baltimore City. The described "Warner Street Area" included thirteen individual parcels, which were to be addressed in three individual brownfields investigations. The SAP for OU3, being one of the aforementioned investigations, describes a 2.29 acre portion of the Warner Street Area (i.e., Operational Unit 3), summarizes the environmental setting and operational history of OU3, and describes the procedures and methods to be used in collecting and analyzing environmental samples.

Historical information provided in the SAP for OU3 indicated that in the 1890s, the property bounded by Warner, Haines and Oler (Dock) Streets housed the Gibson and Kirk Brass Foundry. Biemiller Coal and Wood Wharf, and an Ice House (later the American Ice Station) occupied the 2119 Haines Street property from the 1890s through 1953. MDE reported that the Gibson and Kirk Brass Foundry occupied the 1633 and 1645 Warner Street Properties between 1915 and 1953. Saratoga Supply Company, a general hardware distributor, occupied the 1633 and 1645 Warner Street properties between 1960 and 2000 (Note that KCI's research suggests that some of this historical use information is not accurate. Please refer to Section 4.5.1)

The SAP for OU3 indicates that potentially contaminated areas had been identified and were to be sampled to determine the nature of the site contamination. Contaminants of concern included Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), Polycyclic Aromatic Hydrocarbons (PAHs), Priority Pollutant List (PPL) metals, and Polychlorinated Biphenyls (PCBs). The SAP for OU3 did not specifically identify the locations of the potentially contaminated areas. Instead, MDE reported that "the non-uniform use of the property and the relatively small size of the parcel led to a design in which the site is uniformly divided into a series of ten-foot grids and samples collected from a random number of these grids". Locations for the proposed sampling points were provided.

**Brownfields Site Specific Sampling & Analysis Plan**  
Warner Street Properties, Operational Unit Two (OU2)  
MDE, January 4, 2005.

The WP OU2 Work Plan was written to address the entire 1500 and 1600 blocks east of Warner Street in Baltimore City, Maryland. Five major structures are associated with the parcels 1501, 1601, 1629 and 1633 Warner Street, 2104 Worcester Street, and 2102 Oler Street. Pertinent information reviewed by KCI is summarized as follows.

Within the site background section of the Work Plan, MDE reported that the C.F. Ranstead and Baltimore Cedar Co. occupied the property in the 1890s. From 1902 through 1953, MDE indicated that the J. B. MacNeal and Company Varnish and Color Works operated out of buildings on this property. In 1953 MDE reported that this property was occupied by both J. B. MacNeal and Gordon Carton. The discussion

indicated J.B. MacNeal occupied the northwestern quadrant of the property and Gordon the southeastern. MDE indicated that the property was one of a number of parcels being addressed by BDC in its planned revitalization of the Warner Street I Corridor.

MDE reported that based upon the potentially contaminated areas, available historical data, and observations made during their site visit, a number of contaminants of concern were identified for the Warner Street property including: VOCs; SVOCs; Polycyclic Aromatic Hydrocarbons (PAHs); Priority Pollutant List (PPL) Metals; and PCBs. The potentially contaminated areas were described based on analysis concerning the locations to which hazardous wastes or pollutants may have migrated. The EPA's Visual Sample Plan (VSP) program was used to define the sample locations for this investigation. Locations and numbers of the sampling points were provided within the report.

**Phase I Environmental Site Assessment**  
Warner Street Business Center Properties  
MDE, April 21, 2004 / Updated January 24, 2006

MDE reported that this report was prepared as part of the State of Maryland's Brownfield Site Assessment Initiative. It describes the findings from MDE's completion of a Phase I Environmental Site Assessment of the Warner Street Business Properties, located in the 1400 to 1600 blocks of Warner Street, in Baltimore, Maryland. MDE reported that the site assessment was conducted at the request of BDC in preparation for future redevelopment of the area.

In their report, MDE indicated that their subject site included thirteen lots on three blocks, and measured a total of 15.52 acres. The report stated that historic records reviewed for their assessment indicated varied industrial uses of the subject parcels, dating back through the mid-19th century. MDE reported that Sanborn Fire Insurance maps from 1890 through 1953 illustrated a distillery, brass foundry, chemical manufacturer, varnish and paint manufacturing plant and a commercial box printing plant on the parcels of interest in the Warner Street corridor.

MDE performed a site reconnaissance on February 11, 2004 to photo-document site conditions. Nine of the thirteen parcels under consideration were occupied at the time of MDE's visit. The four unoccupied parcels were located in the rectangle defined by Warner, Oler, Shell, and Worcester Streets. These parcels reportedly showed signs of distress, with evidence of vandalism to both the buildings and public spaces. MDE indicated that graffiti covered certain walls, windows were broken, doors had been breached and fires had been set on building grounds and in the middle of the street. Of particular concern to MDE was the area in the rectangle formed by Warner Street, Wooster (Worcester) Street, Oler (Dock) Street, and Shell (Eutaw) Street. MDE reported that this parcel was the site of a paint and varnish manufacture and a commercial printing operation, both of which (MDE stated) used heavy metal salts and oxides and volatile organic materials in their process and operations.

Another reported area of concern was the 1600 block of Warner Street, which was once the site of a historic brass foundry. MDE stated that contaminants of concern in the foundry included volatile organic compounds, heavy metals, arsenic, acids, and metallic salts and oxides.

The Maryland Chemical site in the 1500 block of Russell Street was reported to present several potential areas of concern to MDE. This property was at one time the site of American Cyanamid, an industrial manufacturer of pesticides and agricultural chemicals. MDE identified a number of concerns stemming from the storage and sale of industrial chemicals and noted that both aboveground and underground tank storage of chemicals are documented for this site.

MDE reported thirteen underground storage tank cases were listed in the Warner Street corridor. Eleven of these cases had been closed at the time of MDE's report. The two open cases were associated with gasoline stations on Russell Street, including the Texaco in the 1400 block, and the Amoco in the 1800 block. MDE also noted that historic discharges of contaminants in South Baltimore have had an impact on the area groundwater. MDE concluded that due to the engineering controls currently in place at the two gas stations, it was unlikely that the existing gasoline stations were impacting the groundwater. A Phase II Site Assessment was recommended to document the levels of contaminants throughout the Warner Street area and to determine the best practicable remediation and use of the subject properties.

### **Brownfields Site Specific Assessment of the Maryland Chemical Company**

1551 Russell Street, Baltimore City, Maryland

MDE, June 6, 2005

As part of the State of Maryland's Subtitle C State Response Programs (Module III - Brownfields Targeted Assessments) grant, the Maryland Department of the Environment (MDE) conducted a Phase II Brownfields Site Specific Assessment of the property located at 1551 Russell Street in the Carroll/Camden area of Baltimore, Maryland 21230 as Operable Unit 1 on the Warner Street Business Center Properties. The site assessment was reportedly conducted at the request of BDC, in preparation for future redevelopment of the site as a commercial complex.

MDE reported that the property was occupied by the Maryland Chemical Company, which consisted primarily of two large brick structures separated by an open work area. One structure, the south building, housed the offices, a break room, storage areas, loading docks and a large caustic aboveground storage tank (AST). The other structure, the north building, was exclusively warehouse. MDE reported that there were three canopied storage areas and six large ASTs within the open work area.

Following a site reconnaissance and a review of the Phase I investigation, MDE prepared a sampling plan to characterize the 3.62-acre site. MDE collected seven surface and seven subsurface soil grab samples, three surface water grab samples and one shallow groundwater grab sample plus a duplicate. Reportedly, no sediment samples were collected during this project. MDE reported that the soil samples were field screened for the presence of carcinogenic polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and metals. The subsurface soil samples were submitted for volatile organic compound analysis (VOC). All water samples were submitted for priority pollutant list (PPL) metals, pesticides, PCBs, semi-volatile organic compounds (SVOCs) and VOC analysis. Soil samples from locations that revealed the highest field screened levels of contamination were sent for confirmatory analyses of a suite of 14 PP metals, pesticides, PCBs, SVOCs and VOCs.

The results of MDE's investigation revealed elevated levels of the heavy metals and chlorinated organic compounds in soils. With regard to the metals, arsenic and mercury were detected in soils at concentrations exceeding the relevant MDE cleanup standards. In the case of mercury, MDE concluded that the results were nevertheless consistent with naturally-occurring background levels for soils in the region (i.e., the natural levels are higher than the cleanup standard). However, one of the arsenic results was apparently more than 20 times the cleanup standard. This sample was reportedly collected near the railroad spur that crosses the property. With regard to the chlorinated organic compounds in soil, MDE reported that trichloroethene (TCE), cis-1,2 dichloroethene (DCE) and tetrachloroethene (PCE) were detected at levels below the relevant MDE cleanup standards.

MDE also reported that laboratory analysis of the groundwater sample collected during the assessment revealed elevated concentrations of 1,1-dichloroethane, DCE, chloroform, TCE, and PCE. The TCE and

PCE concentrations reportedly exceeded the MDE cleanup levels for Type I and II aquifers. In addition, numerous heavy metals were detected at concentrations exceeding the relevant cleanup levels in unfiltered samples. However, only nickel and copper were detected (at trace concentrations) in the filtered groundwater sample, indicating that the majority of the metals were present in suspended solids.

Following the collection of data, MDE performed a toxicological evaluation, assuming a commercial use scenario for the site. The toxicological evaluation apparently revealed elevated levels of risk to the child visitor, youth visitor, and adult worker and construction worker populations from the incidental ingestion of surface soil. Elevated levels of risk to all commercial populations were also identified from dermal contact with the groundwater beneath the site. MDE reported that all populations exceeded the MDE threshold lifetime cancer risk of  $1 \times 10^{-5}$  with scores ranging from  $1.0 \times 10^{-5}$  to  $6.3 \times 10^{-5}$  from the ingestion of surface soil exposure pathway, with arsenic as the risk driver.

### **Comprehensive Phase II Site Investigation**

Glose Site, 1551 Russell Street, Baltimore, Maryland 21230

Datanet Engineering, Inc., December 15, 2000

Ms. Jeanette Glose Partlow (President of Maryland Chemical) provided KCI with the executive summary of this report. KCI requested a full copy of the report, but this request was denied. However, the executive summary from the report is provided as follows:

[NOTE: the following information is an exact reproduction of the executive summary of a Phase II ESA report prepared by Datanet Engineering, and does not necessarily reflect KCI's opinions or conclusions].

- Levels of chlorinated organics, primarily tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-Dichloroethene (cis-1,2-DCE), and Vinyl Chloride (VC), were detected at the subject property in excess of EPA Region III Risk-Based Corrective Action (RBCA) screening levels in the subsurface soil and groundwater. Tetrachloroethene was detected at the upgradient (Russell Street) end of the property, including a boring in the sidewalk beyond the property boundary. The other chlorinated compounds appeared as the groundwater flowed across the property to Warner Street, indicating that in-situ degradation is likely occurring. Presence in the upgradient boring also indicates that contamination is likely coming onto the property from off-site.
- Contamination present at the property likely did not originate from site activities. The entire property is paved with asphalt; over a significant part of the property, the asphalt is underlain by 6" of concrete. During boring operations, penetration at many locations through a rock/concrete at depths varying from 6' to 9' bgs was difficult with refusal encountered at 8 locations. Thus, considerable barriers to contaminant migration into the subsurface in the event of a spill exist.
- Current levels of PCE, TCE, cis-1,2-DCE and VC in subsurface soil samples across the property are in compliance with the newly published MDE Non residential Soil Clean-Up Standards. Thus, no active remediation of the soil is recommended. These contaminants will likely degrade overtime in the ground to even lower levels.
- An exposure/risk assessment indicated that vapor intrusion into buildings through cracks in the floor followed by inhalation of vapors would be the only potential exposure pathway at the property, either currently or in the future. Using the highest levels of contaminants detected in groundwater samples, the Johnson and Ettinger (1991) model indicated incremental risk currently at the property for carcinogenic PCE, TCE, and VC of less than  $1 \text{ EE-05}$  at current contaminant levels. Incremental risk

from levels of noncarcinogenic cis- 1,2- DCE show a hazard quotient less than 0.1. Thus, active groundwater remediation is not deemed necessary.

[End of Datamet Engineering's Executive Summary]

Copies of KCI's FOIA request letters, response letters and copies of the above reports are included in Appendix F of this report.

#### 4.3.2 Additional Document Review

As part of this assessment, KCI reviewed regulatory files and copied numerous letters and documents pertaining to the subject site. Information from KCI's review of these documents is summarized in Table 4-3 below. Copies of the regulatory file documents are included in Appendix F of this report.

Table 4-3: Regulatory File Document Review Summary			
Property	Date	Document	Comments
1551 Russell Street	11-24-71	Dept. of Health and Mental Hygiene	Application for Fuel Burning Equipment; specifically, a natural gas-burning boiler rated at 2.5 million Btu/hr.
1629 Warner Street	4/25/77	Bureau of Air Quality and Noise Control	Report of Change in Status of Registered Equipment or Ownership Change in coordinates.
1551 Russell Street	10-5-78	Dept. of Health and Mental Hygiene	Application for Fuel Burning Equipment; specifically, for a fire tube, natural gas-burning boiler (National Radiator Model 11-66A) for heating use only.
1601 Warner Street	1-17-80	Dept. of Health and Mental Hygiene	Application for an air emissions permit for Fuel Burning Equipment; specifically, an oil-fired boiler.
1601 Warner Street	2-4-80	Dept. of Health and Mental Hygiene	Construction permit for a Cleaver-Brooks Model G-12062-M4, No. 2 oil-fired boiler, rated at 4.5 million Btu/hr
1551 Russell Street	12-17-85	Dept. of Health and Mental Hygiene	Construction permit for a 6,000-gal. gasoline UST with Stage I vapor recovery.
1551 Russell Street	11-7-94	MDE Letter, Notice of Compliance	Notice that 2 USTs have been removed and that the site is in compliance with COMAR. The two USTs were a 6,000-gallon gasoline UST and a 4,000-gallon diesel UST.
1551 Russell Street	2-1-00	MDE Letter, UST registration form	Letter requesting that the owner fill out a UST registration form in order to close the case file on 1501 Russell Street.
1551 Russell Street	5-10-00	MDE Letter, UST Registration Certificate of Closure	Letter indicating that two tanks (i.e., a 3,000-gallon heating oil UST and a 7,000-gallon gasoline UST) had been closed in place, and are permanently out of use.
1551 Russell Street	3-20-03	MDE Letter	Waste Water Permit Program Notice Of Intent acceptance.

**Table 4-3: Regulatory File Document Review Summary**

<b>Property</b>	<b>Date</b>	<b>Document</b>	<b>Comments</b>
1654 Warner Street	3-24-04	Letter from Clean Venture	Proposal to segregate, pack, transport and dispose of wastes stored at the warehouse.
1600 Warner Street	4-9-04	MDE Letter	Complaints of a discharge of antifreeze into the harbor. MDE investigated and determined that the discharge did not originate at 1600 Warner Street.
1600 Warner Street	5-20-04	MDE Letter	Follow up to check on 55 gallon drums that were being stored in the building.
1551 Russell Street	2005	EPA FORM R	Copy of a regulatory filing under Section 313 of the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA). Essentially a listing of toxic chemicals used/stored/made onsite.
1551 Russell Street	5/19/05	MDE Inspection Finding	Inspection report associated with an NPDES compliance inspection. A General Storm Water Permit was reportedly issued. Several corrections to site operations were recommended.
1551 Russell Street	6-10-05	MDE Letter	Summary of the Draft Brownfields Site-Specific Assessment for the Operable Unit 1 – Maryland Chemical Co.
1551 Russell Street	8/3/05	MDE Inspection Findings	Site was re-inspected to follow up on the 5/19/05 inspection.

#### **4.4 Physical Setting Sources**

The type and geological stratification of soils and bedrock, as well as the location, depth, and direction of groundwater flow, comprise the subject site's physical setting. KCI researched the physical setting of the subject site to help determine the potential routes of migration for subsurface contaminants.

##### **4.4.1 Topography and Surface Drainage**

As indicated previously, the subject site is situated immediately northwest of the Middle Branch of the Patapsco River. The elevation of the study area varies from 0 feet to 10 feet above sea level (ASL). The topography of the study area is illustrated as a relatively flat, with the perimeter of the property along the waterfront being the lowest portion of the subject area. In general, the surface relief is relatively flat through the center of the subject site; however, the area slopes gently towards the southwest, south, southeast, and east of the property. Surface runoff drains toward the Middle Branch through a system of stormwater drains. A scaled Utility/Drainage plan identifying the general drainage patterns across the subject site is provided as Figure 3 in Appendix G of this report. Properties to the north and west of the subject site are situated at a higher elevation.

##### **4.4.2 Site Geology**

According to the Maryland Geologic Survey; Geologic Maps of Maryland, Baltimore County (1968), the subject site is situated near the Fall Line, which is generalized boundary between the Piedmont Physiographic Province and the Coastal Plain Physiographic Province.



In areas near the Fall Line, Coastal Plain sediments are typically found in thin layers overlying the older geologic formations associated with the Piedmont. The Coastal Plain is characterized by marine sediments deposited during successive periods of fluctuating sea level and moving shorelines. The sediments of the Coastal Plain dip eastward at a low angle, generally less than one degree, and range in age from Triassic to Quaternary. The younger formations crop out successively to the southeast across Southern Maryland and the Eastern Shore. A thin layer of Quaternary gravel and sand covers the older formations throughout much of the area. Mineral resources of the Coastal Plain are chiefly sand gravel and clay. Small deposits of iron ore are of historical interest. Plentiful supplies of ground water are available from a number of aquifers throughout much of this region.

The Piedmont Physiographic Province is an area underlain by ancient hard, crystalline igneous and metamorphic rock types extending from the inner edge of the Coastal Plain westward to Catoctin Mountain, the eastern boundary of the Blue Ridge Province. Bedrock in the eastern part of the Piedmont consists of schist, gneiss, gabbro, and other highly metamorphosed sedimentary and igneous rocks of probable volcanic origin. In several places these rocks have been intruded by granitic plutons and pegmatites. Several domal uplifts of Precambrian gneiss mantled with quartzite, marble, and schist are present in Baltimore County and in parts of adjacent counties.

The geology beneath the subject property generally consists of the Patapsco Formation. The Patapsco Formation (Kps) is approximately 0.5 to 30 meters in thickness and consists of well-sorted, medium to fine grained quartz sand with abundant quartz gravel and clay clasts. Sands associated with the Patapsco Formation are planar to high-angle crossbedded and occasionally have fining-upward sequences.

#### **4.4.3 Soils Information**

Review of the Soil Survey Interim Report of the City of Baltimore, Maryland, published by the United States Department of Agriculture (1990), indicates native soils throughout the eastern portion of the subject site are comprised of the Udorthents series. The Udorthents series consists of an earthy fill and nonsoil material on poorly drained to somewhat excessively drained soils to provide sites for roads, recreational areas and railroads. 80% of the fill is comprised of a sandy, silty, clayey, and gravelly mixture and the remaining 20% of soil is comprised of human trash, bricks, wire and metals.

The western portion of the subject site consists of Urban Land-Beltsville-Keyport Complex. The Urban Land-Beltsville-Keyport Complex consists of moderately well drained soils that have been cut, graded, or filled for buildings, concrete or asphalt. 40% of this material is covered by concrete, buildings or asphalt. 30% of the material consists of a mixture of silt, sand and clay. The remaining 20% of the material is relatively undisturbed.

#### **4.4.4 Groundwater Use Investigation**

KCI requested MDE Water Supply Program to perform a Voluntary Cleanup Program (VCP) 0.5-mile radius well search for the subject site. The tabulated results and a scaled Groundwater Use Map of the well search data (Figure 4) are presented in Appendix H.

It should be noted that KCI's Groundwater Use Map is based on well location coordinates provided by MDE; in turn, MDE received these coordinates from drillers' reports obtained from the City of Baltimore and other parties. Many of the illustrated well locations are estimated, and presently there is no data concerning the degree of accuracy to which the estimated well locations have been plotted. Use of the Maryland Grid system began in 1970; any wells drilled prior to 1970 are reportedly plotted according to the nearest town and the original owner's name. Moreover, most wells drilled before 1970 are not

included within MDE's database, and are therefore not shown on the Groundwater Use Map or well print-out in Appendix H. Note that in some locations, the Groundwater Use Map illustrates multiple estimated well locations at single points due to the generalization of multiple well locations to the nearest 1,000-ft, Maryland Grid Coordinate.

In summary, no potable wells were identified within a 0.5-mile radius of the subject site. However, there are numerous groundwater monitoring wells and two (2) industrial wells located within the 0.5-mile radius. None of these monitoring and industrial wells appear to be located at the subject site.

#### 4.4.5 Future Groundwater Use

The Department of Public Works, Baltimore City, provides water to the city of Baltimore from the Gunpowder Falls and the North Branch of the Patapsco River. Water collected from these sources are stored within three reservoirs (Liberty, Loch Raven, and Prettyboy) and treated at filtration plants prior to distribution to the public. In draught situations Baltimore City is also able to draw additional water from the Susquehanna River.

The Patuxent Formation, a multi-aquifer unit, underlies the subject site and Baltimore City in general. This aquifer is one of the most productive water bearing formations in Maryland. However, over-pumping and heavy industrialization in Baltimore City have caused salt-water intrusion and chemical contamination from past industrial practices. As a result, groundwater in the vicinity of the subject site is not considered potable and no groundwater production wells are anticipated to be developed in the area of the subject site.

#### 4.5 Historical Use Information

As part of this assessment, KCI reviewed historic uses of the subject site and surrounding properties. Historic information and record sources used for this purpose included Sanborn fire insurance maps (Section 4.5.1), historic aerial photographs (Section 4.5.2), and historic topographic maps (Section 4.5.3). These records were reviewed to identify historical practices or conditions that may have impacted the subject property.

##### 4.5.1 Sanborn Fire Insurance Maps

KCI reviewed available historic Sanborn fire insurance maps (Sanborns) covering the area of the subject site and/or nearby properties dated 1890, 1901, 1914, 1950, 1952 and 1973. The historic Sanborn fire insurance maps were provided by EDR, copies of which are provided as Appendix B to this report. Information from KCI's review of historic Sanborn fire insurance maps is tabulated as follows.

1890 Sanborn Fire Insurance Map	
Address/Parcel	Development/Land Uses
1501 Warner Street	Only the southern portion of the 1501 Warner Street property was illustrated on the 1890 Sanborn Map. On the 1901 Sanborn Map, the northern portion was improved with a warehouse building. Since this portion of the property was not visible on the 1890 Sanborn map, it is not clear whether the warehouse was also present in 1890.
1601 Warner Street	The Baltimore Cedar Company facility, engaged in the manufacture of wooden wares, was illustrated on the parcel. The improvements consisted of three structures that housed a warehouse, wood working machinery, and a steam dry kiln/ sawing operation.

1890 Sanborn Fire Insurance Map	
Address/Parcel	Development/Land Uses
1629 Warner Street	A stable located along Warner Street was illustrated at the property. The remainder of the lot appeared to be undeveloped.
1633 Warner Street	A stable and an office structure, located along Warner Street, were illustrated on the lot. The remainder of the lot appeared undeveloped.
1645 Warner Street	A small office structure present on the lot. The remainder of the lot appeared to be undeveloped.
1501 Russell Street	The lot was undeveloped.
1525 Russell Street	The lot was undeveloped.
1551 Russell Street	The lot was undeveloped.
2119 Haines Street	The lot was improved with a loading platform and storage structure, which comprised part of the C.F. Ranstead Wharf.
2110 Haines Street	One structure, occupied by an office and store, was located on the northern portion of the property. The property was part of the C.F. Ranstead and the L.T. Ranstead Wharfs.
2104 Worcester Street	A stable was located along the southwest side of the property, along Warner Street. The remainder of the lot appeared undeveloped.
2102 Oler Street	Lumber piles were illustrated across the property.

### **Adjoining Properties**

#### North

The following companies or structures are illustrated north of and adjacent to the subject site: Swindell Brothers Crystal Glass Works; Mitchell Brothers Wood Wharf; and Swindell Brothers Wood Coal and Lumber Wharf.

#### East

No Coverage

#### South

The following companies or structures were illustrated south of and adjacent to the subject site: Biemiller Ice Company and Biemiller's Coal and Wood Wharf; Hamilton Z. Mitchell Wood Wharf; Consumers Ice and Coal Company.; W.H. Evans Marble Works; K.A Ranstead's Wharf; and Cochran Oler Ice Company.

#### West

No Coverage

<b>1901 Sanborn Fire Insurance Map</b>	
<b>Address/Parcel</b>	<b>Development/Land Uses</b>
1501 Warner Street	One warehouse-sized structure was illustrated at the north central portion of the property.
1601 Warner Street	The J.B. MacNeal & Company Varnish & Color Works facility was illustrated on this property. Two warehouses occupied the central and southern portion of the lot. An oil storage area was illustrated within the southern warehouse.
1629 Warner Street	The lot was undeveloped.
1633 Warner Street	The conditions illustrated at this lot appeared similar to those shown on the 1890 Sanborn map.
1645 Warner Street	The conditions illustrated at this lot appeared similar to those shown on the 1890 Sanborn map.
1501 Russell Street	The lot was undeveloped.
1525 Russell Street	The lot was undeveloped.
1551 Russell Street	The lot was undeveloped.
2119 Haines Street	The conditions illustrated at this lot appeared similar to those shown on the 1890 Sanborn map.
2110 Haines Street	The C.F. Ranstead and L.T. Ranstead Wharfs occupied portions of this property. One structure, illustrated as an office, was located on the northern portion of the property. In addition, lumber storage was illustrated on various other portions of the lot.
2104 Worcester Street	The conditions illustrated at this lot appeared similar to those shown on the 1890 Sanborn map, with the exception that the previously-illustrated stable was illustrated as a shed on the 1901 Sanborn map.
2102 Oler Street	The lot was undeveloped.

### **Adjoining Properties**

#### **North**

The following companies or structures were illustrated north of and adjacent to the subject site: Swindell Brothers Glass Manufacturers; Residential row homes; Baltimore Distilling Company; and a Coal and Lumber Wharf.

#### **East**

The Hanns Distilling Company was illustrated east of and adjacent to the subject site.

#### **South**

The following companies or structures were illustrated south of and adjacent to the subject site: American Ice Station No. 17; the C.F. Ranstead and L.T. Ranstead Wharfs; Consumers Wood and Coal Company; W.H. Evans Marble Works; and, American Ice Company, Station No. 7.

#### **West**

No Coverage

<b>1914 Sanborn Fire Insurance Map</b>	
<b>Address/Parcel</b>	<b>Development/Land Uses</b>
1501 Warner Street	No Coverage – Parcel not Shown on Map.
1601 Warner Street	The J. B. MacNeal Paints, Oil, and Varnish Works facility was illustrated on this lot. Two warehouses occupied the central and southern portions of the lot. Oil storage was illustrated within the southern warehouse.
1629 Warner Street	Four shed-like structures were illustrated at this lot.
1633 Warner Street	The C.D. Pruden Company, “Manufacturers of Fire Proof Doors and Windows”, was illustrated at this property. The facility included a large warehouse and several smaller shed and storage structures.
1645 Warner Street	The western portion of the site was vacant. The eastern portion of the lot was occupied by small shed and storage structures associated with the C.D. Pruden Company facility.
1501 Russell Street	The lot was undeveloped.
1525 Russell Street	The lot was undeveloped.
1551 Russell Street	The lot was undeveloped.
2119 Haines Street	This lot was occupied by “Irregular Temporary Lumber Piles”.
2110 Haines Street	The conditions illustrated at this lot appeared similar to those shown on the 1901 Sanborn map.
2104 Worcester Street	The lot was undeveloped.
2102 Oler Street	The lot was undeveloped.

### **Adjoining Properties**

#### **North**

The following companies or structures were illustrated north of and adjacent to the subject site: Swindell Brothers Glass Manufacturers and Bottle Factory; Swindell Brothers Glass Warehouse; and, residential row homes.

#### **East**

The following companies or facilities were illustrated to the east of the subject site: Baltimore Distilling Company; the Hanns Distilling Company; and, US Bonded Warehouses.

#### **South**

The following companies or facilities were illustrated to the south of the subject site: “Irregular Temporary Lumber Piles”; W.H. Evans Marble Works; and Ranstead wharf.

#### **West**

A constructed channel for vessel docking purposes was illustrated west of the subject site. Vacant properties were shown further west.

<b>1952 Sanborn Fire Insurance Map</b>	
<b>Address/Parcel</b>	<b>Development/Land Uses</b>
1501 Warner Street	No Coverage – Parcel not Shown on Map.
1601 Warner Street	The conditions illustrated at this lot appeared similar to those shown on the 1914 Sanborn map.
1629 Warner Street	Gordon Cartons Inc. Folding Box Division occupied this lot. The entire parcel was taken up by one warehouse, identified as the folding box factory.
1633 Warner Street	“Paper Warehouse No 3”, associated with the Gordon Cartons Inc. Folding Box Division, occupied this lot.
1645 Warner Street	The Gibson & Kirk Company Brass Foundry and Machine Shop facility occupied this lot. The facility consisted of two adjoining warehouses on the eastern portion of the property, and a foundry and office on the western portion.
1501 Russell Street	The Maryland Container Company, Inc. facility occupied this lot. The facility consisted of two adjoining warehouse structures. The eastern structure was identified as the factory building, while the western structure was identified as the paper box warehouse.
1525 Russell Street	The lot was undeveloped.
1551 Russell Street	American Cyanamid Co. Industrial Chemical Division occupied this lot. The facility consisted of one warehouse located on the western portion of the site. A storehouse structure was located on the southeastern portion of the site. A railroad spur was illustrated in the center courtyard portion of the lot.
2119 Haines Street	The lot was undeveloped.
2110 Haines Street	American Electric Welding Company, Inc., a steel barge manufacturer, occupied the northern portion of this lot. The facility consisted of various small storage buildings, which were concentrated near the eastern border of the lot. The Consolidated Gas Electric Light and Power Co. occupied the southern portion of the lot. The Consolidated facility included a storage yard with a few sheds and one larger structure illustrated near the central portion of the property.
2104 Worcester Street	The property was occupied by one large structure containing a “stripping room” associated with the J. B. MacNeal Paints, Oil, and Varnish Works facility.
2102 Oler Street	The Gordon Cartons Inc. Folding Box Division occupied this lot. The parcel was taken up by two adjoining warehouse structures identified as “Paper Warehouse No 2” and “Paper Warehouse No 2A”. An underground storage tank (UST) containing gasoline was illustrated at the exterior corner of the Paper Warehouse No 2. The southwest portion of the Paper Warehouse No. 2A was identified as a storage area for “acetates in drums”. In addition, a chemical wash tank was identified at the southwest exterior corner of Paper Warehouse No. 2A.

### **Adjoining Properties**

#### **North**

The following facilities were illustrated north of and adjacent to the subject site: Swindell Brothers Glass Manufacturers; Swindell Brothers Glass Warehouse; Georges Printing & Carton Company; a Machine Shop; a Warehouse; and the Capital Steel Company.

East

The following facilities were illustrated to the east of the subject site: Baltimore Distilling Company; The Hanns Distilling Company; and US Bonded Warehouses.

South

The following facilities were illustrated to the south of the subject site: the Gordon Carton Inc. Rest area structure; the Gordon Carton Inc. offices and repair shop; and the Consolidated facility storage yard.

West

The following facilities were illustrated to the west of the subject site: American Electric Welding Co. Inc.; a constructed channel for vessel docking purposes, and vacant lots.

<b>1973 Sanborn Fire Insurance Map</b>	
<b>Address/Parcel</b>	<b>Development/Land Uses</b>
1501 Warner Street	No Coverage – Parcel not Shown on Map.
1601 Warner Street	The written descriptions associated with this lot were illegible.
1629 Warner Street	The conditions illustrated at this lot appeared similar to those shown on the 1952 Sanborn map.
1633 Warner Street	The conditions illustrated at this lot appeared similar to those shown on the 1952 Sanborn map.
1645 Warner Street	The conditions illustrated at this lot appeared similar to those shown on the 1952 Sanborn map.
1501 Russell Street	Finn Industries Folding Carton Division facility occupied this lot. The facility consisted of two adjoining warehouse structures. Both buildings were identified as factory buildings.
1525 Russell Street	A third adjoining factory building, occupied by Finn Industries Folding Carton Division, occupied this lot.
1551 Russell Street	The Maryland Chemical Co. Inc., Industrial Chemical Division, “Manufacturer of Chemicals” occupied this lot. The facility consisted of one warehouse structure located on the western portion of the site, and a storehouse structure was located on the southeastern portion of the site. A railroad spur was illustrated in the center courtyard. A “drum and packaged chemical storage” structure was located on the northeastern portion of the lot.
2119 Haines Street	This lot was vacant.
2110 Haines Street	No coverage.
2104 Worcester Street	A warehouse was illustrated on this lot; however, the descriptions associated with this feature were barely legible. It appears that the building was still in use as a “stripping room”.
2102 Oler Street	The conditions illustrated at this lot appeared similar to those shown on the 1952 Sanborn map.

**Adjoining Properties**North

The Mohawk Manor Motel was illustrated north of and adjacent to the subject site.

East

No coverage.

South

The following facilities are illustrated to the south of the subject site: the Gordon Carton Inc. Rest area structure; the Gordon Carton Inc. repair/office structure; and the Consolidated facility storage yard.

West

No coverage.

#### 4.5.2 Aerial Photographs

Aerial photographs of the site area for the years 1957, 1964, 1971, 1980, and 1988 were obtained from EDR. In addition, an aerial photograph dated approximately 2004 was obtained from Goggle Earth. Due to the nature of the area covered by the aerial photographs (urban and medium density), it is difficult to distinguish individual property features in the historic aerial photographs. In general, the aerial photographs appeared to support the findings identified during KCI's review of historical Sanborn maps. Copies of the historic aerial photographs reviewed for this assessment are provided in Appendix C of this report. Information from KCI's review of aerial photographs is provided in tabular format as follows:

1957 Aerial Photograph

1957 Aerial Photograph		
Address/Parcel	Description of Development/Land Uses	
	Site/Property	Adjoining Properties
1501 Warner Street	Warehouse/Large Building	<b>North-</b> Warehouse / Large Building <b>East</b> – Engineered Channel of Middle Branch / Undeveloped lot <b>South</b> – Undeveloped lot <b>West</b> – Warehouse / Large Building
1601 Warner Street	Warehouse/Large Building	<b>North</b> – Warner Street followed by a Warehouse. <b>East</b> – Warehouse / Large Building <b>South</b> – Undeveloped lot <b>West</b> – Warehouse
1629 Warner Street	Warehouse/Large Building	<b>North</b> – Warehouse / Large Building <b>East</b> – Warehouse / Large Building <b>South</b> – Undeveloped lot <b>West</b> – Warehouse / Large Building
1633 Warner Street	Warehouse/Large Building	<b>North</b> – Warehouse / Large Building <b>East</b> – Warehouse / Large Building <b>South</b> – Undeveloped lot <b>West</b> – Warehouse / Large Building
1645 Warner Street	Warehouse/Large Building	<b>North</b> – Warehouse / Large Building <b>East</b> – Warehouse / Large Building <b>South</b> – Warehouse / Large Building <b>West</b> – Unknown / Features not Discernable



<b>1957 Aerial Photograph</b>		
<b>Address/Parcel</b>	<b>Description of Development/Land Uses</b>	
	<b>Site/Property</b>	<b>Adjoining Properties</b>
1501 Russell Street	Warehouse/Large Building	<b>North</b> – Unknown / Features not Discernable <b>East</b> – Warehouse / Large Building <b>South</b> – Warehouse / Large Building <b>West</b> – Warehouse / Large Building
1525 Russell Street	Warehouse/Large Building	<b>North</b> – Unknown / Features not Discernable <b>East</b> – Warehouse / Large Building <b>South</b> – Warehouse / Large Building <b>West</b> – Warehouse / Large Building
1551 Russell Street	Warehouse/Large Building	<b>North</b> – Unknown / Features not Discernable <b>East</b> – Warehouse / Large Building <b>South</b> – Warehouse / Large Building <b>West</b> – Warehouse / Large Building
2119 Haines Street	Features not visible due to poor resolution	<b>North</b> – Warehouse / Large Building <b>East</b> – Warehouse / Large Building <b>South</b> – Undeveloped lot <b>West</b> – Unknown / Features not Discernable
2110 Haines Street	Features not visible due to poor resolution	<b>North</b> – Unknown / Features not Discernable <b>East</b> – Unknown / Features not Discernable <b>South</b> – Vacant shoreline <b>West</b> – Engineered Channel of Middle Branch
2104 Worcester Street	Warehouse/Large Building	<b>North</b> – Warehouse / Large Building <b>East</b> – Warehouse / Large Building <b>South</b> – Undeveloped lot <b>West</b> – Warehouse / Large Building
2102 Oler Street	Warehouse/Large Building	<b>North</b> – Warehouse / Large Building <b>East</b> – Warehouse / Large Building <b>South</b> – Undeveloped lot <b>West</b> – Warehouse / Large Building

1964 Aerial Photograph

<b>1964 Aerial Photograph</b>		
<b>Address/Parcel</b>	<b>Description of Development/Land Uses</b>	
	<b>Site/Property</b>	<b>Adjoining Properties</b>
1501 Warner Street	Warehouse/Large Building	<b>North</b> – Warner Street and Warehouse / Large Building <b>East</b> – Engineered Channel of Middle Branch/Undeveloped lot <b>South</b> – Tractor Trailer Parking <b>West</b> – Warehouse / Large Building
1601 Warner Street	Warehouse/Large Building	<b>North</b> – Warner Street and Warehouse / Large Building <b>East</b> – Warehouse / Large Building <b>South</b> – Eutaw Street followed by undeveloped lot <b>West</b> – Warehouse / Large Building

<b>1964 Aerial Photograph</b>		
<b>Address/Parcel</b>	<b>Description of Development/Land Uses</b>	
	<b>Site/Property</b>	<b>Adjoining Properties</b>
1629 Warner Street	Warehouse/Large Building	<b>North</b> – Warner Street and Warehouse / Large Building <b>East</b> – Warehouse / Large Building <b>South</b> – Eutaw Street followed by undeveloped lot <b>West</b> – Oler Street followed by a Warehouse / Large Building
1633 Warner Street	Warehouse/Large Building	<b>North</b> – Warner Street and Warehouse / Large Building <b>East</b> – Oler Street followed by a Warehouse / Large Building <b>South</b> – Truck loading dock and storage yard <b>West</b> – Warehouse / Large Building
1645 Warner Street	Warehouse/Large Building	<b>North</b> – Warner Street followed by a hotel structure <b>East</b> – Warehouse / Large Building <b>South</b> – Undeveloped lot <b>West</b> – Undeveloped lot
1501 Russell Street	Warehouse/Large Building	<b>North</b> – Russell Street and Warehouse / Large Building <b>East</b> – Worcester Street and Warehouse / Large Building <b>South</b> – Warner Street and Warehouse / Large Building <b>West</b> – Warehouse / Large Building
1525 Russell Street	Warehouse/Large Building	<b>North</b> – Russell Street and Warehouse / Large Building <b>East</b> – Warehouse / Large Building <b>South</b> – Warner Street and Warehouse / Large Building <b>West</b> – Warehouse / Large Building
1551 Russell Street	Warehouse/Large Building	<b>North</b> – Russell Street and Warehouse / Large Building <b>East</b> – Warehouse / Large Building <b>South</b> – Warner Street and Warehouse / Large Building <b>West</b> – Bayard Street followed by a Hotel Building
2119 Haines Street	Undeveloped lot	<b>North</b> – Warehouse / Large Building <b>East</b> – Engineered Channel of Middle Branch / Storage Yard <b>South</b> – Undeveloped lot <b>West</b> – Undeveloped lot
2110 Haines Street	Undeveloped lot	<b>North</b> – Undeveloped lot <b>East</b> – Undeveloped lot <b>South</b> – Vacant shoreline <b>West</b> – Undeveloped lot
2104 Worcester Street	Warehouse/Large Building	<b>North</b> – Warehouse / Large Building <b>East</b> – Warehouse / Large Building <b>South</b> – Eutaw Street followed by a vacant lot <b>West</b> – Warehouse / Large Building
2102 Oler Street	Warehouse/Large Building	<b>North</b> – Warehouse / Large Building <b>East</b> – Warehouse / Large Building <b>South</b> – Truck loading dock and storage yard <b>West</b> – Engineered Channel of Middle Branch

1971 Aerial Photograph

<b>1971 Aerial Photograph</b>		
<b>Address/Parcel</b>	<b>Description of Development/Land Uses</b>	
	<b>Site/Property</b>	<b>Adjoining Properties</b>
1501 Warner Street	Warehouse/Large Building	Similar to 1964 aerial photograph
1601 Warner Street	Warehouse/Large Building	Similar to 1964 aerial photograph
1629 Warner Street	Warehouse/Large Building	Similar to 1964 aerial photograph
1633 Warner Street	Warehouse/Large Building	Similar to 1964 aerial photograph
1645 Warner Street	Warehouse/Large Building	<b>North</b> – Warner Street / Hotel building. <b>East</b> – Warehouse / Large Building <b>South</b> – Undeveloped lot. <b>West</b> – Several small structures
1501 Russell Street	Warehouse/Large Building	<b>North</b> – Russell Street and a Gas Station <b>East</b> – Worcester Street and a Warehouse / Large Building <b>South</b> – Warner Street and a Warehouse / Large Building <b>West</b> – Warehouse / Large Building
1525 Russell Street	Warehouse/Large Building	Similar to 1964 aerial photograph
1551 Russell Street	Warehouse/Large Building	Similar to 1964 aerial photograph
2119 Haines Street	Undeveloped lot	<b>North</b> – Warehouse / Large Building <b>East</b> – Engineered Channel of Middle Branch / Storage Yard <b>South</b> – Undeveloped lot <b>West</b> – Several small structures
2110 Haines Street	Undeveloped lot	<b>North</b> – Several small structures <b>East</b> – Engineered Channel of Middle Branch / Storage Yard <b>South</b> – Vacant shoreline <b>West</b> – Engineered Channel of Middle Branch / Storage Yard
2104 Worcester Street	Warehouse/Large Building	Similar to 1964 aerial photograph
2102 Oler Street	Warehouse/Large Building	Similar to 1964 aerial photograph

1980 Aerial Photograph

<b>1980 Aerial Photograph</b>		
<b>Address/Parcel</b>	<b>Description of Development/Land Uses</b>	
	<b>Site/Property</b>	<b>Adjoining Properties</b>
1501 Warner Street	Warehouse/Large Building	Similar to 1971 aerial photograph
1601 Warner Street	Warehouse/Large Building	Similar to 1971 aerial photograph
1629 Warner Street	Warehouse/Large Building	Similar to 1971 aerial photograph
1633 Warner Street	Warehouse/Large Building	Similar to 1971 aerial photograph
1645 Warner Street	Warehouse/Large Building	Similar to 1971 aerial photograph
1501 Russell Street	Warehouse/Large Building	Similar to 1971 aerial photograph

<b>1980 Aerial Photograph</b>		
<b>Address/Parcel</b>	<b>Description of Development/Land Uses</b>	
	<b>Site/Property</b>	<b>Adjoining Properties</b>
1525 Russell Street	Warehouse/Large Building	Similar to 1971 aerial photograph
1551 Russell Street	Warehouse/Large Building	Similar to 1971 aerial photograph
2119 Haines Street	Several small structures or containers	Similar to 1971 aerial photograph
2110 Haines Street	Vacant lot	Similar to 1971 aerial photograph
2104 Worcester Street	Warehouse/Large Building	Similar to 1971 aerial photograph
2102 Oler Street	Warehouse/Large Building	Similar to 1971 aerial photograph

1988 Aerial Photograph

<b>1988 Aerial Photograph</b>		
<b>Address/Parcel</b>	<b>Description of Development/Land Uses</b>	
	<b>Site/Property</b>	<b>Adjoining Properties</b>
1501 Warner Street	Warehouse/Large Building	Similar to 1980 aerial photograph
1601 Warner Street	Warehouse/Large Building	Similar to 1980 aerial photograph
1629 Warner Street	Warehouse/Large Building	Similar to 1980 aerial photograph
1633 Warner Street	Warehouse/Large Building	Similar to 1980 aerial photograph
1645 Warner Street	Warehouse/Large Building	Similar to 1980 aerial photograph
1501 Russell Street	Warehouse/Large Building	Similar to 1980 aerial photograph
1525 Russell Street	Warehouse/Large Building	Similar to 1980 aerial photograph
1551 Russell Street	Warehouse/Large Building	Similar to 1980 aerial photograph
2119 Haines Street	Several small structures or containers	Similar to 1980 aerial photograph
2110 Haines Street	Storage yard	Similar to 1980 aerial photograph
2104 Worcester Street	Warehouse/Large Building	Similar to 1980 aerial photograph
2102 Oler Street	Warehouse/Large Building	Similar to 1980 aerial photograph

2005 Aerial Photograph

<b>2005 Aerial Photographs</b>		
<b>Address/Parcel</b>	<b>Description of Development/Land Uses</b>	
	<b>Site/Property</b>	<b>Adjoining Properties</b>
1501 Warner Street	Warehouse/Large Building	Similar to 1988 aerial photograph
1601 Warner Street	Warehouse/Large Building	Similar to 1988 aerial photograph

2005 Aerial Photographs		
Address/Parcel	Description of Development/Land Uses	
	Site/Property	Adjoining Properties
1629 Warner Street	Warehouse/Large Building	Similar to 1988 aerial photograph
1633 Warner Street	Warehouse/Large Building	Similar to 1988 aerial photograph
1645 Warner Street	Warehouse/Large Building	Similar to 1988 aerial photograph
1501 Russell Street	Warehouse/Large Building	Similar to 1980 aerial photograph
1525 Russell Street	Warehouse/Large Building	Similar to 1988 aerial photograph
1551 Russell Street	Warehouse/Large Building	Similar to 1988 aerial photograph
2119 Haines Street	Several small structures or containers	<b>North</b> – Warehouse/Large Building <b>East</b> – Engineered Channel of Middle Branch / Storage Yard <b>South</b> – Greyhound Bus Terminal <b>West</b> – Grainger Warehouse
2110 Haines Street	Greyhound Bus Terminal	<b>North</b> – Grainger Warehouse <b>East</b> – Engineered Channel of Middle Branch / Storage Yard <b>South</b> – Undeveloped Lot <b>West</b> – Engineered Channel of Middle Branch / Storage Yard
2104 Worcester Street	Warehouse/Large Building	Similar to 1988 aerial photograph
2102 Oler Street	Warehouse/Large Building	Similar to 1988 aerial photograph

### 4.5.3 Historic Topographic Maps

Historic topographic maps can often provide information concerning previous land uses. As part of this assessment, KCI obtained and reviewed a total of six (6) historic topographic maps covering the region of the study area. EDR provided the historic topographic maps, which were dated 1899, 1904, 1946, 1953, 1966, and 1974. Copies of the historic topographic maps are provided in Appendix D of this report.

#### 1899 and 1904 Historic Topographic Maps

Due to the scale of the 1899 and 1904 topographic maps (approximately 1" = 62,500'), it was difficult to identify specific details concerning the number and size of structures at the individual parcels comprising the subject site. However, Gwynns Falls was illustrated to the south of the subject site, and the Middle Branch of the Patapsco River was present east of the subject site. Wetland and marshy areas were illustrated at the confluence of Gwynns Falls and the Middle Branch on the 1899 topographic map; however, these were not shown on the 1904 topographic map. Presumably, they were filled in at some time between 1899 and 1904. Limited residential and commercial buildings were depicted in the surrounding areas.

#### 1946 Historic Topographic Map

Conditions illustrated on the 1946 topographic map appeared similar to those shown on 1904 topographic map, with the following exceptions. Russell Street was identified on the 1946 topographic map as Annapolis Road (301), and a railroad bridge had been constructed across the Middle Branch of the

Patapsco. Several structures were illustrated along the subject site (Russell St) and the surrounding area. The majority of the land in the area was occupied by industrial and residential buildings.

### **1953, 1966, 1974 Historic Topographic Maps**

Conditions illustrated on the 1953, 1966, and the 1974 topographic maps appeared similar to those shown on the 1946 topographic map, with the following exceptions. The 1953, 1966 and 1974 topographic maps included progressively more illustrations of structures, both new and old, along Russell St and the surrounding area. On the 1953 topographic map Annapolis Road is shown as Old Annapolis Road and the road number had been changed to ALT 301. In addition, the Baltimore-Washington Parkway had been constructed. On the 1966 topographic map a new building is shown to the north/north east of the intersection of Worcester St. and Eutaw St. On the 1974 topographic map at least two buildings, one on the project site and one off, appear to have been demolished. In addition several of the other buildings onsite appear to have been expanded or modified.

## **4.6 Summary of Historic Property Use Information**

Based on the review of historic Sanborn fire insurance maps, aerial photographs, and topographic maps, KCI has developed summaries of the historic uses of the subject site and adjacent properties. These are provided in Sections 4.6.1 and 4.6.2 below.

### **4.6.1 Past Uses of the Subject Site**

Using the combined information from KCI's review of chain-of-title information, Sanborn fire insurance maps, and historic aerial photographs and topographic maps, KCI has developed the following historic use summaries for each parcel of the subject site.

#### **1501 Warner Street**

Only the southern portion of the 1501 Warner Street property was illustrated on the 1890 Sanborn Map. On the 1901 Sanborn Map, the northern portion was improved with a warehouse building. Since the portion of the property that was improved with the warehouse was not visible on the 1890 Sanborn map, it is not clear whether the warehouse was also present in 1890. In Table 4-1 of MDE's Phase I ESA report for the Warner Street Business Center Properties (January 24, 2006), MDE suggests that the warehouse *was* present between 1890 and 1901.

The 1501 Warner Street property was not illustrated on the 1914, 1950, or 1973 Sanborn maps. However, two large warehouses (neither of which matched the size or shape of the warehouse illustrated on the 1901 Sanborn map) were visible at the property on the 1957 aerial photograph. Moreover, only the northernmost of these structures was illustrated on the 1946 topographic map. KCI concludes that the northern building was constructed at some time between 1901 and 1946, and the southern building was constructed between 1946 and 1957.

Title records reviewed for this assessment indicate that Gordon Cartons, Inc. acquired the 1501 Warner Street property from Bayard Realty Corporation in 1965. Warner Street, Inc. (i.e., the current owner of the parcel) acquired the property from substitute trustees of Gordon Cartons, Inc in 1989. KCI was unable to determine owners prior to Bayard Realty Corporation; therefore, it is unknown what sort of historic operations may have occurred with regard to the various warehouses observed on the property between 1901 and 1957. Currently, the property is occupied by Second Chance, Inc. for the storage of architectural antiques and salvage goods.

### 1601 Warner Street

In 1890, the 1601 Warner Street property was owned by C.F. Ranstead and leased to the Baltimore Cedar Company. A warehouse building was located on the westernmost part of the property, a “woodworking machinery” building was situated on the central part of the site, and a steam dry kiln was located on the east-central part of the property. A small outbuilding (apparently a stable) was located on the southeastern corner of the parcel.

By 1901, the J.B. MacNeal & Co. Varnish and Color Works occupied the 1601 Warner Street property. The warehouse building was no longer present. The former woodworking machinery building was occupied by the “Mill” and “Liquid” Departments. The former steam dry kiln facility was vacant, except for a possible oil storage area. The former horse stable was in use as a shed. Between 1901 and 1914, J.B. MacNeal & Co. expanded their operations and added a small office building at the northwestern corner of the property. The historic stable was also demolished at some time during this period.

In 1952, J.B. MacNeal & Co. continued to occupy the 1601 Warner Street property. Chemical storage areas included “oil storage” in the small office building located at the northwestern corner of the property, a small “varnish factory” building and outdoor storage area located at the northeastern part of the property, and the northern half of the central building, which was described as “storage tanks” on the 1952 Sanborn map. By 1973 Gordon Cartons, Inc. Folding Box Division occupied the parcel. Mr. Larry Hillman (current property owner) indicated that the parcel was occupied by Baltimore Cycle Salvage from 1989 until 2005. The parcel presently consists of a vacant warehouse.

### 1629 Warner Street

The 1629 Warner Street property was undeveloped in 1890 and 1901. At some time between 1901 and 1914, four elongated sheds were constructed on the parcel. The Sanborn maps did not reveal what was stored in the sheds, although it is possible they supported the J.B. MacNeal & Co operations at the adjacent 1601 Warner Street parcel. At some time between 1914 and 1950, a large factory building was constructed at the southern side of the parcel, and Gordon Cartons, Inc. Folding Box Division commenced operations therein.

According to a chain-of-title report reviewed as part of this assessment, the Gordon Lavin Paper Box Company (known as Gordon Cartons after a 1943 merger) purchased the property prior to 1940. Gordon Cartons occupied the facility until at least 1973; as of 1989, the parcel was owned by Hillco Investment corporation (Warner Street, Inc. acquired the property from Hillco Investment Corporation in 1989). Mr. Hillman indicated that 1629 Warner Street was occupied by Baltimore Cycle Salvage from 1989 until 2005. The parcel is currently unoccupied.

### 1633 Warner Street

With the exception of a stable located along Warner Street, the majority of the 1633 Warner Street property was undeveloped from at least 1890 until some time between 1901 and 1914. On the 1914 Sanborn map, a large building occupied by a machine shop operated by the C.D. Pruden Company is illustrated at the parcel. Apparently, the C.D. Pruden Company was a manufacturer of fire proof doors and windows. In 1952, the building was described as Paper Warehouse No. 3, which was at that time operated by Gordon Cartons, Inc. Folding Box Division. On the 1973 Sanborn map, an area of Paper Warehouse No. 3 was labeled “Color Mixing and Grinding”, which suggests chemicals such as pigments and solvents were in use at the property. Mr. Hillman indicated that the parcel was occupied by Baltimore

Asphalt from 1988 to 1995, and then Baltimore Cycle Salvage from 2002 until 2005. The parcel is currently unoccupied and the former warehouse is vacant.

#### 1645 Warner Street

With the exception of two relatively small buildings (apparently residential dwellings), the majority of the 1645 Warner Street property was undeveloped in 1890 and 1901. At some time between 1901 and 1914, a moderate-sized warehouse and a smaller storage building were constructed on the western and eastern portions of the parcel, respectively. The 1914 Sanborn map also illustrated a shed on the southern part of the property. These structures were evidently in use as part of the C.D. Pruden Company's fireproof door and window manufacturing operations.

At some time between 1914 and 1953, the property was redeveloped. The 1952 Sanborn map indicated the 1645 Warner Street property was part of the Gibson & Kirk Company Brass Foundry and Machine Shop facility. This facility occupied the site through at least 1973. More recently, Mr. Mark Foster (Executive Director of Second Chance, Inc.) indicated that the Saratoga Plumbing Supply company occupied a portion of the parcel, and a company that repackaged automotive fluids occupied another portion of the parcel. Currently, Second Chance, Inc. leases the warehouse from the City of Baltimore. It should be noted that drums and containers of automotive fluids left over from the historic automotive fluid repackaging operation at 1645 Warner Street are currently stored in Second Chance's warehouse on 1501 Warner Street.

KCI's review of land record information suggests that the 1645 Warner Street parcel was acquired in eight portions from various historic owners. These included Mr. Lyman T. Ranstead (1908); the Spring Garden Wharf and Land Company (1923); the American Ice Company (1923); three portions from the Title Holding Company (1926, 1927 and 1929); the Sun Oil Company (1932); and, the Letom Inn Corporation (1961). The City of Baltimore currently owns the property.

KCI observed that MDE reported that Potomac Investments owned the property in January 2006 (Phase I ESA report for the Warner Street Business Center Properties, January 2006). However, KCI has not identified evidence of this reported former owner in the Chain of Title information provided by NETR or in the Maryland State Department of Taxation website database.

#### 1501 Russell Street

The 1501 Russell Street portion of the subject site was undeveloped until some time between 1914 and 1950. The 1952 Sanborn map showed that two buildings had been constructed at the property. The larger of the two buildings occupied the southern portion of the property and the smaller building (marked "storehouse") occupied the northeastern corner of the site. A railroad siding was also illustrated crossing the central portion of the property. Both buildings were apparently occupied by the American Cyanamid Company Industrial Chemicals Division. American Cyanamid Company produced (among other things) organochlorine pesticides.

By 1973, the 1501 Russell Street property was occupied by Maryland Chemical Company, Inc. A large building (a warehouse) had been constructed at the north end of the property, and several small sheds and outbuildings had also been added to the site improvements. The 1973 Sanborn map indicated that these buildings were mostly used for bulk chemical storage purposes. Ms. Jeanette Glose Partlow (current president of Maryland Chemical) reported that this parcel is currently used for limited bulk chemical storage. Based on this historic operational information, it appears that various chemicals have been manufactured and/or stored at the 1501 Russell Street property since at least 1952.



Title records reviewed as part of this assessment indicate that various portions of the 1501 Russell Street property were acquired by the Westport Corporation during the mid-1940s and early 1950s. Westport Corporation also acquired one portion in 1988. Then, Mr. J. Fred Glose (Maryland Chemical) acquired the property from the Westport Corporation in 1988; he then sold the property to the Pheasant Warner Company, LLC in 2001. The Pheasant Warner Company sold the property to the City of Baltimore (present owner) in 2005.

#### 1525 Russell Street

Based on KCI's review of Sanborn maps, the 1525 Russell Street property was undeveloped from at least 1890 until 1952. According to the Maryland State Department of Assessments and Taxation (SDAT) records, the building currently occupying this parcel was constructed in 1953. KCI first observed the current building on the 1957 aerial photograph. The 1973 Sanborn map indicated that the building was a "Factory Building", but did not clarify what types of operations may have occurred there. During one of KCI's interviews, Ms. Jeanette Glose Partlow (President of Maryland Chemical) indicated that this parcel was utilized for the production of containers and cartons from 1953 until the late 1980s.

Based on KCI's review of a Chain-of-Title report prepared by NETR, it appears that the Westport Corporation owned the majority of the 1525 Russell Street property during the early 1950s. Subsequently, Mr. J. Fred Glose (Maryland Chemical Corporation) acquired the property from the Westport Corporation in 1988. Ms. Partlow has reported that the warehouse at 1525 Russell Street is currently used for bulk chemical storage purposes. The parcel itself is now owned by the City.

#### 1551 Russell Street

Based on KCI's review of Sanborn maps, the 1551 Russell Street property was undeveloped from 1890 until some time between 1914 and 1952. According to the Maryland State Department of Assessments and Taxation (SDAT) records, the building currently occupying this parcel was constructed in 1923. On the 1952 Sanborn map, the parcel was improved with a warehouse and factory building, which were at that time occupied by the Maryland Container Company, Inc.

Review of title records suggests that the property had multiple owners during the 1940s and 1950s, including the Maryland Container Corporation, the American Cyanamid Company, and at least one individual. Ownership was conveyed in various portions to the Westport Corporation during these years (one portion was conveyed in 1974). Mr. J. Fred Glose (Maryland Chemical) acquired the property in 1988, then sold the site to the Pheasant Warner Company, LLC in 2001. In turn, the City of Baltimore acquired the property from the Pheasant Warner Company in 2005.

Ms. Jeanette Glose Partlow stated that Maryland Chemical has used portions of the property for bulk chemical storage purposes since 1955. Based on this information and the other findings from this assessment, it appears that the onsite building was likely used for manufacture of containers from 1923 until 1955; between 1955 and the present, the property has reportedly been used for chemical storage.

#### 2119 Haines Street

KCI's review of Sanborn maps suggests that the 2119 Haines Street property was an undeveloped portion of the C.F. Ranstead Wharf in 1890 and 1901. The 1914 Sanborn map indicated that the 2119 Haines Street property was part of an open area being used for storage of "irregular temporary lumber piles". Since this time, the parcel has remained undeveloped. Currently the parcel asphalt-paved, and Second Chance, Inc. uses the area for parking and outdoor storage purposes.

KCI's review of title information provided by NETR suggests that the Real Estate and Improvement Company of Baltimore City acquired the 2119 Haines Street property in portions from various historic owners between 1908 and 1961. Portions of the property were acquired from Lyman T. Ranstead (1908); the Spring Garden Wharf and Land Company (1923); the American Ice Company (1923); the Title Holding Company (1926, 1927 and 1929); the Sun Oil Company (1932); and, the Letom Inn Corporation (1961). The City of Baltimore acquired the property from the Real Estate and Improvement Company of Baltimore City in 1976.

#### 2110 Haines Street

In 1890 through 1914 this parcel occupied a portion of the C.F. Ranstead Wharf and was occupied by an office structure and storage shed. Piles of logs and lumber were illustrated on various portions of the property on the 1901 Sanborn map. At some time between 1914 and 1952, the parcel's occupancy changed to the American Electric Welding Co. Inc., a steel barge manufacturer. A storage yard for Consolidated Gas Electric Light and Power Co. was also present on the 1952 Sanborn map. Based on title information reviewed for this assessment, this parcel was owned by the Warner-Fruehauf Trailer Co. Inc. between 1978 and 1988. According to Ms. Barbra Carter (Greyhound Bus Terminal Manager) the Greyhound bus terminal that currently occupies the property was constructed in 2005.

#### 2104 Worcester Street

With the exception of a small horse stable, the 2104 Worcester Street property was undeveloped in 1890. The stable building was present in the southwestern corner of the property, adjacent to Eutaw Street (known then as Shell Street). The 1901 Sanborn map also illustrated the stable building, although the structure was no longer used for that purpose.

At some time between 1914 and 1952, the parcel was developed with one large building, which was occupied by the J.B. Macneal Paints, Oil, Varnish Works. The building was reportedly used as a "stripping room" (in this context, the "stripping room" was probably an area used for stripping varnish and/or paint from furniture). At some time after 1973, Gordon Cartons Inc took over occupancy of the former Stripping Room building. Gordon Cartons Inc. utilized the building as a warehouse up until approximately 1988. KCI's review of title information provided by NETR suggests that the Gordon Paper Box Company owned the 2104 Worcester Street property in 1943. Warner Street, Inc. acquired the property from trustees of Gordon Cartons, Inc. in 1989.

Mr. Hillman reported that following Warner Street, Inc.'s acquisition of the property, Baltimore Cycle salvage occupied the parcel for a time. However, the former Gordon Cartons warehouse was vacated when the building became badly deteriorated. Currently, the building is still present at the property but it is very dilapidated and has partially collapsed.

#### 2102 Oler Street

Based on KCI's review of Sanborn maps, the 2102 Oler Street property was undeveloped between 1890 and 1914. The 1901 Sanborn map indicated that "scattered lumber piles" were being stored at the property. The Gordon Cartons, Inc. Folding Box Division's Paper Warehouse No. 2 was illustrated at the property on the 1952 Sanborn map. According to the Maryland State Department of Assessments and Taxation (SDAT) records, the building currently occupying this parcel was constructed in 1950. It should be noted that the 1952 and 1973 Sanborn maps illustrated an underground storage tank near the northwestern corner of the warehouse building, adjacent to Oler Street (then known as Dock Street). Additional discussion concerning this finding was provided in Section 4.2.1 of this report.

Gordon Cartons Inc. utilized the warehouse until approximately 1988. Mr. Hillman reported that the parcel was used by Baltimore Asphalt from 1989 until 1995. The parcel was then reoccupied by Baltimore Renovation Inc in 2000. The parcel's warehouse Northern Unit is currently vacant, while Baltimore Renovation Inc. occupies the Southern Unit (refer to Section 2.4 of this report).

#### **4.6.2 Past Uses of Adjoining Properties**

Information regarding the current uses of the properties adjoining the subject site was obtained during KCI's site reconnaissance and is presented in Section 2.6 of this report. Information regarding the historic uses of adjacent properties was obtained from the review of historic aerial photographs, topographic maps, and Sanborn maps, and is summarized below.

##### Northern Adjacent Properties

From the 1890s through 1952 the properties to the north of the subject site were occupied by manufacturing operations such as the Swindell Bros Crystal Glass Works and the Baltimore Distilling Company. In addition, intermixed in between the manufacturing operations were residential row homes and storage warehouses. From 1952 through the 1970, the manufacturing operations generally remained; however, the residential row homes and storage warehouse were replaced by Georges Printing & Carton Company; a Machine Shop; and the Capital Steel Company. Further, the 1970s saw the addition of a gas station immediately west of 1501 Russell street (currently the Texaco Station).

##### Eastern Adjacent Properties

From 1890 through at least 1952, the properties to the east of the subject site were occupied by two major distilleries. Specifically, these included the Baltimore Distilling Co, and the Hanns Distilling Co. KCI did not determine when the distilling operations ceased; however, however the buildings involved were most likely converted to other commercial enterprises.

##### Southern Adjacent Properties

From 1890 to 1914, the properties to the south of the subject site consisted of wharfs and docks along the Middle Branch of the Patapsco River. Generally, lumber, coal, and ice operations were located along these properties. However, the W.H. Evans Marble Works also occupied a portion of these properties. At some time between 1914 and 1952, structures on the properties south of the subject site were razed and the area was left vacant. Only a few small structures associated with Gordon Cartons Inc. remained from 1952 through the early 1970s.

##### Western Adjacent Properties

From 1890 to the present the properties to the adjacent west of the subject site consisted of a vacant lot and an engineered channel designed for boat docking purposes.

#### **5.0 Site Reconnaissance**

As part of this assessment, KCI conducted a visual reconnaissance of the subject site. The site reconnaissance was performed to search for evidence of hazardous waste/materials; leaks or spills; stressed vegetation or soil discoloration; drinking water/environmental monitoring wells; environmental remediation activities; storage drums; industrial or commercial refuse; herbicide or pesticide containers; farm waste; septic systems; aboveground storage tanks (ASTs); underground storage tanks (USTs);

pipelines; industrial/manufacturing or similar environmentally-sensitive operations or conditions; rail spurs; ruins; landfills or illicit dumping; air emissions/waste water discharges; leachate or seeps; surface or ground water contamination; and/or PCB-containing articles.

## **5.1 Methodology and Limiting Conditions**

KCI's Senior Environmental Scientist, Douglas E. Talaber, CHMM, conducted the site reconnaissance on January 31, 2007, March 16, 2007, and April 6, 2007. Conditions within exterior portions of the subject site were reviewed by conducting a walking reconnaissance of the perimeter of the properties and the perimeter of the exterior of the on-site buildings. The interior of the on-site buildings were investigated on a room-by-room basis. Site photographs obtained during the site reconnaissance are included in Appendix A of this report.

## **5.2 General Site Setting**

The subject site is located within the Carroll-Camden Industrial Park in Baltimore City, Maryland. The subject site is comprised of twelve parcels which total approximately 11.76 acres of land. In addition, eleven out of the twelve parcels are developed with large commercial or warehouse buildings totaling approximately 296,933 square feet (SF) of interior footprint. Based on the MDAT Real Property Search, the on-site buildings were constructed at various times between 1919 and 2004. The subject site is irregular in shape, however, it can be generalized that the subject site encompasses the majority of properties along the 1500 and 1600 block of Warner Street (Warner Street Corridor). The subject site is situated within a densely-populated, urban area consisting primarily of properties used for commercial and light industrial purposes.

## **5.3 Interior and Exterior Observations**

During the reconnaissance of the subject site, KCI observed the interior and exterior of all twelve subject site parcels searching for specific features and circumstances indicative of environmental concerns or Recognized Environmental Conditions. The information provided in the following sections summarizes the observations made during KCI's reconnaissance. As applicable, information from the records review and interview portions of this assessment has been incorporated to more fully explain KCI's reconnaissance observations and findings.

### **5.3.1 Solid Waste Generation, Storage, and Disposal**

#### 1501 Warner Street

At the time of the site reconnaissance, the waste generated at the Second Chance, Inc. facility was observed to be consistent with the operations of an architectural, antique, and salvage facility. General waste generated (i.e. wood and metal scraps, packaging material etc.) are disposed of in dumpsters and removed off-site by Cockey's Enterprises Inc., on an as need basis.

#### 1601 Warner Street

No ongoing operations were being conducted at the facility that would generate solid waste. The interior of the warehouse structure was observed to be relatively free of trash. Several large, partially dismantled hydraulic press machines were observed within the warehouse. A pile of approximately twenty 50-lb bags containing hardened asphalt were located near the printing press machine. According to Mr. Larry Hillman (Parcel Owner), attempts had been previously made to salvage the two printing press machines.

1629 Warner Street

As previously discussed in Section 2.4, 1629 Warner Street had been partitioned into two separate units identified as the “Eastern Unit” (1625 Warner Street) and “Western Unit” (1629 Warner Street). No ongoing operations were being conducted at either the Eastern or Western Units that would currently generate solid waste. However, the Eastern Unit was filled with debris including scrap metal and wood, paper, and disintegrated ceiling tiles. The Western Unit was observed to be relatively free of debris.

1633 Warner Street

No ongoing operations were being conducted at the facility that would currently generate solid waste. The warehouse was observed to be relatively free of debris.

1645 Warner Street

At the time of the site reconnaissance, solid waste generated at the Second Chance facility was observed consistent with the operations of an architectural, antique, and salvage facility. Solid waste generated at the property includes wood and metal scraps, packaging material, etc. These wastes are disposed of in dumpsters and removed off-site by Cockey’s Enterprises Inc., on an as need basis.

1501, 1525, and 1551 Russell Street

At the time of the site reconnaissance, the solid waste generated at the Maryland Chemical facility included wood scraps, packaging material, and office waste. These materials are disposed of in dumpsters and removed off-site on a weekly basis by Waste Management Inc.

2119 Haines Street

As indicated previously, Second Chance, Inc. currently uses this property for parking and outdoor storage purposes. Waste generated by Second Chance includes wood and metal scraps and packaging material. This debris is disposed of in a roll-off dumpsters and removed off-site by Cockey’s Enterprises Inc., on an as need basis.

2110 Haines Street

At the time of the site reconnaissance, the waste generated at the facility appeared consistent with the Greyhound Bus Terminal’s operations. The solid waste includes office material, discarded food packaging materials, and similar debris. This material is disposed of in a dumpster and transported offsite on a weekly basis by Waste Management Inc.

2104 Worcester Street

At the time of the site inspection no ongoing operations were being conducted at the facility that would currently generate solid waste. Due to the poor and extremely deteriorated condition of the warehouse, KCI observations of the interior spaces were made from the exterior of the building only. In general, the warehouse was observed to be relatively free of debris. However, waterlogged building material debris such as ceiling tiles and drywall were observed.

2102 Oler Street

As previously discussed in Section 2.4, 2102 Oler Street is partitioned into two units. The Northern Unit consists of three rooms (i.e. an eastern room, northwest room and southwest room). At the time of the site inspection no ongoing operations were being conducted at the Northern Unit that would currently generate solid waste. The three rooms were observed to contain various amounts of debris, including broken furniture, paper products, and miscellaneous metal parts.

The Southern Unit is being utilized as a storage space for a building contractor (i.e., Baltimore Renovations Inc.). According to Mr. Wayne Carlye (property manager), solid waste from renovation work is disposed of offsite. However, the KCI observed that the Southern Unit contains some debris such as broken furniture, construction material, paper products, and miscellaneous metal parts.

**5.3.2 Underground and Aboveground Storage Tanks**

KCI inspected the project site for evidence of aboveground storage tanks (ASTs) such as concrete pads, piping or secondary containment systems, pedestals, or steel support structures and evidence of underground storage tanks (USTs) such as vent pipes, fill caps, fuel pumps, or concrete islands. A summary of UST and AST findings at the subject sites parcels are discussed below.

**Underground Storage Tanks**

During the completion of this assessment, KCI definitively identified the current or historic presence of USTs at five (5) subject site properties. In addition, KCI has tentatively identified evidence of USTs at two (2) additional properties. Table 5-1 provides a summary of these properties. Discussion concerning the UST findings outlined in Table 5-1 is presented following the table.

<b>Table 5-1: Summary of Subject Site Properties With Identified or Suspected USTs</b>			
<b>Street Address</b>	<b>Current or Historic UST Systems</b>	<b>Status</b>	<b>Comments</b>
<b>Subject Site Properties with Current or Historic USTs</b>			
1501 Russell Street	1 – 7,000 gallon Gasoline UST 1 – 3,000 gallon Heating Oil UST	Abandoned In Place	Records suggest petroleum impacts identified in tankfield.
1551 Russell Street	1 – 6,000 gallon Gasoline UST 1 – 4,000 gallon Diesel UST	Removed	Records indicate no evidence of a release identified during removal.
2102 Oler Street	1 – Gasoline UST (Size Unknown)	Still Present, No Regulatory Records	UST was left in place and is more than 55 years old. Leaks are likely.
1501 Warner Street	Unknown	Unknown	Vent and fuel lines disappear into concrete floor – likely UST location.
1601 Warner Street	USTs for chlorinated solvent storage (number and size unknown)	Unknown	USTs and historic release of solvents reported on CERCLIS.
<b>Subject Site Properties with Tentatively Identified USTs</b>			
1629 Warner Street	Unknown	Unknown	Possible evidence of USTs identified during reconnaissance
1645 Warner Street	Unknown	Unknown	Possible evidence of USTs identified during reconnaissance

### 1501 Russell Street

The Former Eastfield Container Corporation, located at the subject site (1501 Russell Street), was identified on the Maryland UST database reviewed for this assessment. The database records indicated that one 7,000-gallon, gasoline UST and one 3,000-gallon, heating oil UST are “Permanently Out of Use” at this facility. During the reconnaissance of this property, KCI observed two patched asphalt areas in the facility’s southern courtyard. Interviewees have reported that the gasoline and heating oil USTs were removed from these areas in the 1980s. However, as discussed in Section 4.3.2 of this report, KCI also reviewed an MDE Tank Closure Summary report for 1501 Russell Street. A letter attached to the report was dated February 1, 2000. According to the report, the tanks were actually closed in place and remain on-site. Both tanks were reportedly constructed of steel and utilized steel product piping. MDE reported that both tanks were greater than 20 years old at the time of closure. The Tank Closure Summary records indicated that the owner was unaware of any leaks in association with the two tanks or their product lines. However the MDE Oil Control Program has reported that a release of petroleum was detected during the closure of at least one of the USTs.

### 1551 Russell Street

The Maryland UST database identified one 6,000-gallon gasoline UST (installed in 1972) and one 4,000-gallon diesel UST (installed in 1968) in connection with the 1551 Russell Street parcel of the subject site. Both of the USTs are listed as being “Permanently Out of Use”. The Historic UST database reported the same information as the UST database, with the exception that both USTs are reported as “Removed” instead of “Permanently Out of Use”. Based on KCI’s review of Oil Control Program files (Section 4.3), it appears that the Historic UST records are correct. As indicated above in the OCPCASES section, KCI reviewed a Notice of Compliance letter from MDE dated September 7, 1994, which indicated that Oil Control Program staff had conducted an inspection of 1551 Russell Street and had determined that two underground storage tanks had been removed from the property. An MDE Tank Removal/Abandonment report attached to the letter more specifically indicated that one 6,000-gallon gasoline and one 4,000 gallon diesel UST had been removed. The records indicated that no perforations were observed in either tank and that no groundwater or soil contamination was detected in the tank pits following the removal of the USTs. KCI did not observe evidence of the historic USTs during the reconnaissance.

### 2102 Oler Street

Although this property was not identified on the Maryland UST database reviewed for this assessment, KCI noted that one (1) gasoline UST was illustrated at this address on the 1952 and 1973 Sanborn maps. The historic UST was located near the northwest exterior corner of the former Gordon Cartons Inc., Folding Box Division, Paper Warehouse No 2. During the site reconnaissance of the parcel, KCI observed a dilapidated fuel dispenser between the 1633 and 2102 Oler Street warehouses, at the northern side of the buildings, and adjacent to Oler Street. In addition, two 12-inch, round sump lids were observed in the sidewalk near the fuel dispenser, similar to those that typically cover tank-top appurtenances (i.e., STPs, manways, etc.). The location of the apparent UST corresponds to the historic gasoline UST that was illustrated on the 1952 and 1973 Sanborn maps. KCI concludes that the UST is still present and that it is more than 55 years old. Probably due to its age, the UST was not identified on the Maryland UST or Historic UST databases reviewed for this assessment (i.e., the tank was installed and used long before current recordkeeping practices were instituted).

### 1501 Warner Street

During the reconnaissance of the warehouse at 1501 Warner Street, KCI observed a vent and fill pipe, typical of a heating oil AST or UST, along an exterior wall located adjacent to loading dock number five. Mr. Vince Tully, facility manager of Second Chance, Inc. indicated that to his knowledge there is no heating oil AST located in the warehouse. KCI was unable to trace the vent and fill lines during the site reconnaissance. However, Mr. Tully managed to follow the vent and fill lines and reported that they travel well into the warehouse and then enter the warehouse floor. Based on this observation it appears likely that a UST is located beneath the floor at the location where the piping enters the slab.

### 1601 Warner Street

Information in the CERCLIS database reviewed for this assessment indicated that “the (former) Gordon Plant used chlorinated solvents to clean presses. The solvents were stored in USTs. Poor housekeeping at the facility led to the spillage of solvents and thus the potential for soil and groundwater contamination.” KCI did not identify evidence of current or historic USTs during the reconnaissance, and Mr. Larry Hillman (property owner) indicated that he had no knowledge of historical or current USTs at the subject site. However, KCI did observe two large metal plates (approximately 3’ x 4’ each) associated with some partly-disassembled printing presses. It is possible that these may be covering surface features associated with USTs. It is also possible that the historic USTs were removed, or that they were abandoned in such a way that surface appurtenances were removed and the tanks left in the ground. KCI concludes that the reported former USTs may still be present at the site.

### 1629 Warner Street

During the site reconnaissance of the Western Unit of the warehouse at 1629 Warner Street (refer to Section 2.4), KCI observed two round access panels within the floor of the interior central portion of the warehouse building. Each panel measured approximately eighteen inches across. A liquid (possibly water) was observed beneath one of the access panels. No petroleum product or odor was observed. KCI was unable to remove the second access panel. Based on KCI’s observations, these panels may be associated with an underground tank or vault. However, Mr. Hillman indicated that he had no knowledge of historical or current USTs at 1629 Warner Street, nor did 1629 Warner Street appear on the UST, Historic UST, or LUST databases reviewed as part of this assessment. KCI concludes that additional investigation (i.e., site utility engineering investigation or geophysical survey) may be required to determine whether or not a UST is present at this location.

### 1645 Warner Street

During the site reconnaissance of the Western Unit of the warehouse at 1645 Warner Street, KCI observed a 2’ x 2’ square access panel in the entrance floor of the structure. This access panel could indicate the potential presence of a UST or underground vault. KCI was unable to open this access panel during the site reconnaissance. The 1645 Warner Street property did not appear on the UST, Historic UST, or LUST databases reviewed as part of this assessment. KCI concludes that additional investigation (i.e., site utility engineering investigation or geophysical survey) may be required to determine whether or not a UST is present at this location.

### Aboveground Storage Tanks

KCI observed ASTs at two of the onsite facilities. These include Maryland Chemical and the warehouse at 2102 Oler Street. Discussion concerning KCI’s reconnaissance findings is provided below.



### 1501, 1525, and 1551 Russell Street

During the site reconnaissance KCI observed eight (8) ASTs in various locations throughout the Maryland Chemical facility. Ms. Jeanette Glose Partlow (President of Maryland Chemical) reported that four (4) of the ASTs are out of service. The four in-service ASTs include one 1,500-gallon diesel AST; one 3,800-gallon sulfuric acid AST; one 6,000-gallon bleach AST, and one 6,000-gallon sodium hydroxide AST. The four out of service ASTs include one 12,000-gallon hydrochloric acid AST, one 3,000-gallon nitric acid AST, one 5,000-gallon hydrofluoric acid AST, and one approximately 5,000-gallon AST with unknown contents. This last AST was located in Building #2 northern loading dock area. Due to flooded conditions KCI was unable to inspect this AST. Ms. Partlow was unaware of the existence of the 5,000-gallon AST and stated it was probably used when Eastfield Containers (Cardboard Manufacture) occupied Buildings #1 thru #3. All of the ASTs were observed to have stained concrete within their immediate vicinity. The stains appeared to have been caused by incidental releases during tank filling or product removal operations. No floor drains or sumps were observed in the immediate vicinity of the ASTs, and no surficial cracking of the concrete in these areas was observed. Based on these factors, the staining appears to represent a “de minimis” condition.

### 2102 Oler Street

KCI observed a total of five ASTs in the southwestern room of 2102 Oler Street’s Northern Unit. The size of the ASTs varied from approximately 2,000 to 6,000 gallons. All of the ASTs appeared to be empty. However, a waxy film was observed on some of the ASTs and on the floor beneath the ASTs. Mr. Carlye stated that his father worked at the 2102 Oler Street facility when it was occupied by Gordon Carton. Mr. Carlye said that waxed cardboard products were manufactured at the 2102 Oler Street facility and that the ASTs contained the wax coating material. The room in which the ASTs are located corresponds to the area identified as “acetate storage” on the 1952 Sanborn Map.

At the western exterior side of the AST room, KCI observed a rectangular cinderblock structure. KCI was unable to inspect the interior of the rectangular structure due to the presence of a metal plate which capped the structure. However, this rectangular structure corresponds to the reported historic location of a “chemical wash tank” that was identified in the 1952 Sanborn Map.

In addition, during the reconnaissance of 2102 Oler Street’s Southern Unit interior, KCI observed two empty 275-gallon ASTs that appeared to have been left there in storage.

### **5.3.3 Bulk Chemical Storage Areas**

During the site reconnaissance, KCI surveyed the subject site for areas of bulk chemical storage. The findings from this investigation are described below.

### 1501 Warner Street

During the site reconnaissance, KCI observed a storage room located in the southwestern portion of the warehouse that contained approximately one hundred forty-five (145) 55-gallon drums. The drums are reported to contain approximately 5,500-gallons of ethylene glycol, 2,200-gallons of windshield wiper fluid with methanol, and 165-gallons of Deck and Siding Stain. In addition, KCI observed several compressed air cylinders, as well as 1-gallon paint, stain, and solvent containers in the storage room.

Mr. Foster (Second Chance, Inc.) stated that the drums originated from an automotive fluid repackaging company that vacated a warehouse (located at 1645 Warner) that Second Chance presently occupies. It

appears that MDE is aware of the drum storage based on the Field Inspection Report, Dated April 9, 2004 described in Section 4.3.2 of this report. Mr. Foster showed KCI an estimate prepared by Clean Venture Cycle Chem, Inc. (dated March 24, 2004) pursuant to the removal of the drums; however, this work has not been performed to date.

KCI did not observe leaks or staining in association with the drums during the site inspection. However, it should be noted that KCI was unable to observe all areas beneath the drums, due to the manner in which the drums were stacked. Moreover, some of the drums were observed to be highly corroded. Based on this factor, KCI concludes that the presence of the drums represents a Recognized Environmental Condition.

#### 1601 Warner Street

KCI did not observe drums or other bulk chemical storage containers during the reconnaissance of this parcel.

#### 1629 Warner Street

During the reconnaissance of this parcel, KCI observed five (5), 55-gallon drums in the southern portion of the warehouse, within the Eastern Unit (Refer to section 2.4). The drums were filled with general rubbish and mechanical parts. Based on this observation, KCI concludes that the drums are not representative of "chemical storage".

#### 1633 Warner Street

KCI did not observe drums or other bulk chemical storage containers during the reconnaissance of this parcel.

#### 1645 Warner Street

KCI did not observe drums or other bulk chemical storage containers during the reconnaissance of this parcel.

#### 1501, 1525, and 1551 Russell Street

Due to the nature of Maryland Chemical's operations, which involve repackaging and distribution of industrial and analytical chemicals, as well as Chemstation Mid-Atlantic's operations, which involve the blending of cleaners and soaps, more than ninety (90) different types of chemicals are stored, used, or repackaged at these properties. The majority of the liquid chemicals are stored in either 55-gallon drums, or totes that range in capacity from 250-gallons to 550-gallons. Dry chemicals are typically stored in palletized bags. A copy of a product list describing typical chemicals which could be at the site at any given time is provided in Appendix F.

Due to the large quantities of chemicals stored on site, KCI did not take inventory of each individual container stored on site. However, Ms. Partlow reported the types and quantities of chemicals to pass through the facility is roughly 2 million units per month (based on the year 2002 numbers), of which 50% are non-hazardous; 40% are corrosive solids or liquids; 7% are flammable solids or liquids; 3% are oxidizer solids or liquids; and 2% are toxic solids or liquids. The majority of chemicals are stored in the 1551 Russell Street office/warehouse building, Building #3, and the canopied storage structure adjacent to Building #1. Lesser quantities of the chemical containers are stored in Buildings #1 and #2 due to the poor condition of the buildings and their leaking roofs.

At the time of KCI's reconnaissance, the stored chemicals and their containers generally appeared to be in good condition. However, KCI observed staining throughout both Building #2 and Building #3. The staining in Building #2 appeared to have been caused by water from the leaking roof, but it may also have been caused by historic chemical releases. Since the staining may have been caused by a chemical release, and there is a potential for such releases migrate out of the loading docks to the east exterior of the Building #3 (or into the pits in Building #2), KCI concludes that the staining may represent a Recognized Environmental Condition.

#### 2119 Haines Street

KCI did not observe drums or other bulk chemical storage containers during the reconnaissance of this parcel.

#### 2110 Haines Street

KCI did not observe drums or other bulk chemical storage containers during the reconnaissance of this parcel..

#### 2104 Worcester Street

KCI did not observe drums or other bulk chemical storage containers during the reconnaissance of this parcel.

#### 2102 Oler Street

KCI observed four (4) 55-gallon drums within the eastern room of the Northern Unit (Section 2.4) during the reconnaissance of this parcel. The drums were filled with general rubbish. In addition, the northwestern room contained three 55-gallon plastic drums filled with an unknown, powdery material and two partial pallets of 50-lb sacks of hydrogloss. No discernable label identification was observed on the drums; however, the word "Trash" was marked on at least two of the drums. The bags of hydrogloss were observed to be in poor condition, with some bags split open with their contents spilling out. According to written descriptions on the packaging material, "hydrogloss" is a water-based, high-performance urethane coating. It appears possible that the powdery substance in the drums could also be hydrogloss.

### **5.3.4 Minor Chemical Storage Areas**

During the site reconnaissance, KCI inspected the project site for non-bulk chemical storage areas. A summary of these relatively minor chemical storage areas is provided below.

#### 1501 and 1645 Warner Street

Typical wood shop chemicals consistent with refinishing furniture, such as paints, enamels, stains, and solvents were stored at various locations where repair of salvaged architectural elements were being conducted. The observed chemicals were in containers with quantities of 5-gallons or less. These storage containers were sealed with no visible evidence of staining or a leakage.

Propane tanks for the forklifts were stored in a cage area, at the southeast exterior portion of the 1645 Warner Street property. In addition, several 5-gallon containers of gasoline were stored within this cage area. These storage containers were sealed with no visible evidence of staining or a leakage.

### 2110 Haines Street

KCI observed typical cleaning chemicals, such as disinfectants and floor/ counter cleaners within two storage closets located in the passenger waiting area of the on-site building. The observed cleaners were in containers with quantities of 5-gallons or less. The storage containers were sealed with no visible evidence of staining or a leakage.

### 2102 Oler Street

The interior of the Southern Unit contained general contractor materials which included various cans of paint and solvents, and several gallons of gasoline. All container quantities were 5-gallons or less and these containers were sealed, with no visible evidence of leaks. Minor rust stains were observed in the area of some of these chemical containers.

KCI did not observe evidence of non-bulk, minor chemical storage at the remaining parcels comprising the subject site. Moreover, none of the minor chemical storage areas observed during the reconnaissance are considered Recognized Environmental Conditions.

## **5.3.5 Potential Sources of Polychlorinated Biphenyls**

Polychlorinated biphenyls (PCBs) are synthetic organic chemicals used in some electrical transformers, hydraulic systems, fluorescent light ballasts, electrical panels, or other similar equipment. PCBs can be found in liquid, solid or vapor form, and are usually colorless or light yellow. The production of PCBs was stopped in the U.S. in 1977 because of mounting evidence that they build up in the environment and cause harmful effects.

PCB content in electrical transformers has been categorized into three classifications by the federal government. Those units that contain less than 50 parts per million (ppm) are defined as non-PCB. Units that contain between 50 ppm and less than 500 ppm of PCBs are defined as PCB-contaminated. Units with a PCB content of 500 ppm and greater are classified as PCB transformers.

KCI's survey for equipment that could contain PCBs did not include an inspection of fluorescent light ballasts (i.e., KCI did not disassemble the light fixtures to expose the ballasts). However, KCI observed fluorescent lights throughout the subject sites multiple buildings. Light ballasts manufactured prior to 1979 could contain PCBs. Generally, the ballast will contain about a teaspoon of concentrated (900,000 parts per million or greater) PCBs sealed inside the capacitor. The capacitor is usually surrounded by a tarlike potting material, which is in turn enclosed in the ballast box. Based on the age of the on-site buildings, it is possible that the ballasts contain PCBs. No evidence of damage or leaking was observed on or in the vicinity of the light fixtures observed during the site reconnaissance. Prior to future demolition activities, the fluorescent light ballasts should be inspected for "non-PCB" labels. If such labels are not present, then the ballasts should be assumed to contain PCBs.

One (1) elevator was observed in 1501 Russell Street Building #3. Some elevators utilize hydraulic oils, which have the potential to contain PCBs. If any future renovation/demolition activities involve the elevator care should be taken during any activities that involve the dismantling of elevator equipment. Any suspect PCB containing equipment should be handled according to applicable local, state, and federal regulations.

### 5.3.6 Unusual Odors

During the site reconnaissance, no uncharacteristic odors were detected at or within the immediate vicinity of the subject site.

### 5.3.7 Pools Of Liquid

During the reconnaissance of the subject site, pools of water were observed in various areas within the warehouse buildings occupying certain parcels of the subject site. Specifically, these parcels included 1633, 1629, and 1601 Warner Street; 2104 Worcester Street, 2102 Oler Street, and 1501 and 1525 Russell Street. The ponding appeared to have been caused primarily by roof leaks. KCI did not observe any pools of chemicals, wastes, or other potentially hazardous materials during the reconnaissance.

### 5.3.8 Pits, Ponds, and Lagoons

A pit covered by a large metal sheet was observed in the 1501 Russell Street warehouse Building #3. The pit is located in front of the boiler room and associated chimney, which is located near the center of the warehouse. Mr. Galitzin, the director of operations, indicated that the pit could possibly be an ash pit left over from a time when the boiler burned coal. Additional pits, created from the removal of manufacturing equipment, were observed at scattered locations in warehouse Buildings #1 (1525 Russell Street) and Buildings #2 and #3 (1551 Russell Street). The presence of these pits is not considered a Recognized Environmental Condition at this time.

KCI also observed that pits associated with historic machinery were present in Building #2. These pits were filled with ponded water. As indicated earlier, KCI also observed staining, potentially caused by spills or releases of chemicals, in the vicinity of this ponded water. Since these chemical spills (if present) could migrate out of the loading docks, KCI considers the staining to be a Recognized Environmental Condition (refer to Section 5.3.9).

### 5.3.9 Staining or Stressed Vegetation

During the site reconnaissance, no evidence of stressed vegetation was observed at or within the vicinity of the subject site. Information pertaining to staining is provided in the following table.

Table 5-2: Summary of Areas with Visible Staining	
Address/Parcel	Comments
1501 Warner Street	Minor spot staining throughout the bare concrete floors.
1601 Warner Street	Minor spot staining throughout the bare concrete floors.
1629 Warner Street	Staining on concrete floor possibly due to roof leaks / water damage.
1633 Warner Street	Staining on concrete floor possibly due to roof leaks / water damage and asphalt operations during Baltimore Asphalt's occupancy.
1645 Warner Street	Minor spot staining throughout the bare concrete floors.
1501 Russell Street	Major staining throughout warehouse Buildings #2 and #3, possibly due to due to roof leaks / water damage or past chemical releases.
1525 Russell Street	Major staining throughout warehouse Building #1, possibly due to roof leaks / water damage and past site operations.

<b>Table 5-2: Summary of Areas with Visible Staining</b>	
<b>Address/Parcel</b>	<b>Comments</b>
1551 Russell Street	Major staining in caustic and acid rooms possibly due to past automotive shop activity (caustic room), and/or leaks from the caustic and acidic ASTs.
2119 Haines Street	Minor spot staining throughout the asphalt paved lot.
2110 Haines Street	Minor spot staining throughout the asphalt paved lot.
2104 Worcester Street	Major staining on concrete floor possibly due to water damage from no roof.
2102 Oler Street	Major staining throughout warehouse concrete floor possibly due to water damage from roof leaks and past site operations.

### 5.3.10 Drains and Sumps

Information pertaining to drains and sumps observed during the site reconnaissance is provided as follows

<b>Table 5-3: Summary of Observed Drains and Sumps</b>	
<b>Address/Parcel</b>	<b>Drains and Sumps Discussion</b>
1501 Warner Street	No floor drains or sumps were observed within the concrete floors.
1601 Warner Street	No floor drains were observed within the concrete floors.
1629 Warner Street	Possible sumps were observed. However these could also be USTs or underground vaults and were previously discussed in Section 5.3.2 of this report. It should be noted that due to the amount of trash throughout the warehouse, KCI was unable to determine if floor drains or sumps were present in some areas of the warehouse.
1633 Warner Street	No drains or sumps were observed within the concrete floors.
1645 Warner Street	No drains or sumps were observed within the concrete floors.
1501 Russell Street	KCI observed floor drains in the tote washout area, boiler room, and laboratory area of Building #3. Based on research conducted for this assessment, the floor drain in the tote wash area is connected to the sanitary sewage system. This discharge is permitted, subject to pH monitoring and control, under a National Pollutant Discharge Elimination System (NPDES) Permit.
1525 Russell Street	No drains or sumps were observed within the concrete floors. However, due to standing water throughout Buildings #1 and #2, KCI was unable to determine if floor drains were present.
1551 Russell Street	A floor drain was observed within the employee locker room area. This floor drain reportedly drains into the stormwater system. No staining was observed in the area of the floor drain. An additional floor drain was observed in the caustic room. The caustic room was reportedly a automotive repair shop for the facility until the late 1990s. Currently the drain entry is plugged with concrete.
2119 Haines Street	No drains or sumps were observed in the asphalt paved lot
2110 Haines Street	A oil/water separator was located in the bus parking area of the east of the terminal building. No additional floor drains or sumps were observed at this facility.
2104 Worcester Street	No drains or sumps were observed within the concrete floors. It should be noted that the interior of the existing warehouse structure was not inspected thoroughly due to access and safety concerns.

**Table 5-3: Summary of Observed Drains and Sumps**

Address/Parcel	Drains and Sumps Discussion
2102 Oler Street	No drains or sumps were observed within the concrete floors. However, due to the amount of trash throughout the warehouse, KCI was unable to determine if floor drains or sumps were present.

### 5.3.11 Wells and Septic Systems

With the exception of three groundwater monitoring wells observed at 1551 Russell Street, no evidence of wells or septic systems was observed at or within the vicinity of the subject site during the site reconnaissance. As discussed earlier, 1551 Russell street was identified as a petroleum release site on the OCPCASES database reviewed for this assessment (Section 4.2). Although KCI did not observe references to the installation of monitoring wells during the review of Oil Control Program files, it appears possible that the monitoring wells were installed as part of a groundwater monitoring program following petroleum cleanup activity. It is also possible that the wells were installed as part of Datanet Engineering, Inc's December 15, 2005 Phase II ESA of the property (refer to Section 4.3.1). As discussed earlier, Ms. Jeanette Partlow only provided KCI with the executive summary from this report, and it is possible that the groundwater samples referenced therein were acquired from the wells.

## 5.4 Non-Scope Considerations

During the performance of this assessment, KCI observed potential friable asbestos containing material (ACM) in the form of thermal system insulation (TSI) in 1629 Warner Street and in 1551 Russell Street. The TSI was located on various pipes throughout 1629 Warner Street. The TSI was also located on various pipes throughout 1551 Russell Street and on the boiler. KCI also observed other potential ACM including ceiling tiles; floor tiles; transite tiles and sheeting; gaskets; window caulking; roofing tar and felts; and similar building materials in and on these buildings, and many of the other warehouse buildings, at the subject site. Although not part of the scope of this assessment, KCI notes the presence of these materials for the Client's information.

## 6.0 Interviews

As part of this assessment, KCI interviewed Mr. Gary Suskauer, representative of BDC (Client and property owner), Mr. Mark Foster (Executive Director of SCI), Mr. Vince Tully (Facility Manager for SCI), Ms. Jeanette Glose Partlow (President MDCHEM), Mr. Michel Galitzin (Director of Operations MDCHEM); Ms. Barbra Carter (Greyhound Bus Terminal Manager), Mr. Larry Hillman (Warner Properties Owner), and Mr. Wayne Carlye (Owner Baltimore Renovations Inc.). Information obtained during these interviews has been incorporated into applicable sections of this report.

## 7.0 Data Gaps

ASTM 1527-05 identifies a data gap as a lack or inability to obtain information via the practice despite good faith efforts by the environmental professional to gather such information. As discussed below, numerous data gaps were encountered during the completion of this assessment. Moreover, these data gaps are considered significant, since KCI's professional experience raises reasonable concerns involving the data gaps. A summary of the data gaps encountered during this assessment is provided as follows:

- During the reconnaissance of the subject site, KCI identified surface features at 1629 and 1645 Warner Street that may or may not be associated with underground storage tanks (USTs). None of the research or interviews conducted as part of this assessment have clarified whether or not USTs are actually located at these properties.
- KCI identified three (3) groundwater monitoring wells in the vicinity of 1551 Russell street. Although it appears likely that these were installed either as part of a monitoring program instituted at the request of MDE Oil Control Program, or as part of a previous Phase II ESA, KCI has been unable to identify the reason for the installation of these wells or the date they were installed.
- KCI has not identified the historic (or current) location of USTs, historically used to store chlorinated solvents, at the 1601 Warner Street property. These USTs were reported on the CERCLIS database but no location was noted. Moreover, information obtained during the completion of this assessment is inconclusive with regard to the potential locations of these reported tanks.
- Several properties associated with the subject site, including 1601 1629, 1633 and 1645 Warner Street, 1501 and 1525 Russell Street, and 2104 Worcester Street have been used for manufacturing purposes beginning as early as 1890. KCI concludes that the relatively long (and initially, largely unregulated) history of manufacturing operations may have resulted in historic releases of chemicals and/or wastes to local soils and groundwater at these sites. However, the findings from this assessment suggest that to date, studies involving multimedia sampling and analysis have not been performed at these properties. KCI concludes that this lack of information represents a data gap.

## 8.0 Findings and Opinion

The Baltimore Development Corporation (Client) retained KCI Technologies, Inc. (KCI) to perform a Phase I Environmental Site Assessment (ESA) for the subject site, which is comprised of twelve parcels totaling 11.76 acres of land. The subject site is positioned within the Carroll-Camden Industrial Park in Baltimore City, Maryland, consisting primarily of commercial and light industrial properties. Currently, eleven out the twelve parcels comprising the subject site are improved with warehouse and/or light industrial manufacturing buildings. These buildings were constructed at various times between 1919 and 2004. A summary of the significant findings from this assessment, and KCI's opinion regarding whether the findings represent Recognized Environmental Conditions, is provided below. KCI's recommendations are provided in Section 11.0.

### 1501 Warner Street

The findings of this assessment have revealed that the 1501 Warner Street parcel of the subject site has been developed since at least 1901. KCI was unable to determine the nature of early site operations (i.e., prior to 1957) at this property. However, Gordon Cartons, Inc. owned the site between 1965 and 1989 and presumably used the onsite buildings for manufacture and/or storage of paper boxes and packaging containers. Currently the site is occupied by Second Chance, Inc. Significant Findings and Opinions related to this parcel are presented as follows:

- During the reconnaissance of the property, KCI observed a storage room located in the southwestern portion of the warehouse that contained approximately one hundred forty-five (145) 55-gallon drums. The drums are reported to contain approximately 5,500-gallons of ethylene glycol, 2,200-gallons of windshield wiper fluid with methanol, and 165-gallons of deck and siding stain. Although KCI did not observe obvious evidence of leaks in association with the drums during the site inspection, KCI



was unable to observe all areas beneath the drums. In addition, some of the drums are corroded. Based on this factor, KCI concludes that the presence of the drums represents a Recognized Environmental Condition.

- During the reconnaissance of the warehouse at 1501 Warner Street, KCI observed a vent and fill pipe, typical of a heating oil AST or UST, along an exterior wall located adjacent to loading dock number five. The vent and fill lines run into the warehouse and then enter the warehouse floor. Based on this observation it appears likely that a UST is located beneath the floor at the location where the piping enters the slab. If present, it is also likely the UST is relatively old and releases may have occurred from the tank. Based on this factor, KCI concludes that if a UST is present, it represents a Recognized Environmental Condition.
- Based on historical information reviewed for this assessment, it appears that the 1501 Warner Street property may have been used for manufacturing operations between 1965 and 1989. Moreover, additional manufacturing operations may have occurred even earlier than 1965. However, the exact nature of these historic operations have not been determined through the completion of this assessment. KCI concludes that this assessment has not revealed enough information concerning the historic site operations to determine whether or not they may represent a Recognized Environmental Condition, therefore, this lack of information represents a data gap (Section 7.0).

#### 1601 Warner Street

The 1601 Warner Street parcel of the subject site has been developed since at least 1890, at which time the property was owned by C.F. Ranstead and leased to the Baltimore Cedar Company. The J.B. McNeal Varnish and Color Works facility occupied the site between 1901 and 1952, and in 1973 Gordon Cartons occupied the parcel. Information obtained from interviews suggests that Baltimore Cycle Salvage (a motorcycle parts and repair service) occupied the property between 1989 until 2005. Significant Findings and Opinions related to this parcel are presented as follows:

- The 1601 Warner Street property was identified on the CERCLIS database reviewed for this assessment. The database records indicated that Gordon Cartons formerly stored chlorinated solvents in underground tanks at this parcel, and that poor housekeeping practices led to a release of these solvents. The records also indicate that “there is potential for soil and groundwater contamination at the property”. KCI did not observe current evidence of the reported former USTs at the property during the reconnaissance completed for this assessment, nor was the historic location of these reported USTs identified with any certainty during KCI’s historical research (see Data Gaps, Section 7.0). However, KCI concludes that the reported historic release of solvents represents a Recognized Environmental Condition, and that the reported historic presence of underground storage tanks and soil/groundwater contamination appear to warrant further investigation.
- The 1601 Warner Street property has been used for manufacturing purposes from at least 1890 through some time between 1973 and 1989. The MDE has reported that it is likely that both the former paint and varnish manufacture (JB McNeal) operations and commercial printing operations (Gordon Cartons) involved the use of heavy metal salts and oxides. KCI concludes that the relatively long (and initially, largely unregulated) history of manufacture and printing operations may have resulted in historic releases of heavy metals at the property. However, KCI has not identified evidence of previous investigatory data (i.e., soil and/or groundwater analytical results) for this property. Based on this factor, KCI concludes that the lack of such data represents a data gap (Section 7.0).

### 1629 Warner Street

The 1629 Warner Street parcel of the subject site was undeveloped from at least 1890 until 1926. The findings of this assessment suggest that Gordon Cartons occupied the facility from first development through at least 1973; and possibly as late as 1989, when Warner Street, Inc. acquired the property. Information from interviews indicates that Baltimore Cycle Salvage (a motorcycle parts and repair service) occupied the property from 1989 until 2005. The parcel is currently unoccupied. Significant Findings and Opinions related to this parcel are presented as follows:

- Based on information from historical records reviewed as part of this assessment, it appears that industrial container manufacturing operations occurred on this property for more than sixty years. Based on this history of industrial use and the nature of the historic operations, KCI concludes that it is possible that historic releases of volatile organic compounds, and/or heavy metal salts and oxides, may have occurred at the property. However, KCI has not identified evidence of previous investigatory data (i.e., soil and/or groundwater analytical results) for this property. Based on this factor, KCI concludes that the lack of such data represents a data gap (Section 7.0).
- During the reconnaissance of the warehouse at 1629 Warner Street (refer to Section 2.4), KCI observed two round access panels within the floor of the interior central portion of the warehouse building, which may be associated with an underground tank or vault. The current owner stated he is not aware of any USTs at the property; moreover, the property was not identified on the Maryland UST database reviewed for this assessment. However, KCI concludes that it is possible an undocumented UST is located at the property. If an undocumented UST is present, then this UST would represent a Recognized Environmental Condition. Based on this factor, additional investigation (i.e., site utility engineering investigation and/or geophysical survey) appears warranted to determine whether or not a UST is present at 1629 Warner Street. KCI concludes that this issue currently represents a Data Gap (Section 7.0)

### 1633 Warner Street

With the exception of a small stable, the 1629 Warner Street parcel of the subject site was undeveloped from at least 1890 until some time between 1901 and 1914. The C.D. Pruden Company, a manufacturer of fire proof doors and windows, occupied the site in 1914. By 1952, Gordon Cartons used the building as a warehouse for paper supplies. However, by 1973 “Color Mixing and Grinding” operations were reportedly carried out in one section of the building, which suggests chemicals such as pigments and solvents were in use at the property. Information from interviews indicates that Baltimore Asphalt occupied the property between 1988 to 1995, and that Baltimore Cycle Salvage occupied the property between 2002 until 2005. The parcel is currently unoccupied. Significant Findings and Opinions related to this parcel are presented as follows:

- Based on information from historical records reviewed as part of this assessment, it appears that manufacturing operations, involving the production of fire doors and windows, have occurred at the 1633 Warner Street property since some time between 1901 and 1914. Based on this history and past experience with sites having similar operational histories, KCI concludes that it is possible that soil and groundwater impacts have occurred at the property. The nature of the reported historic operations suggests these impacts (if present) may include heavy metals and/or volatile organic compounds. However, KCI has not identified evidence of previous investigatory data (i.e., soil and/or groundwater analytical results) for this property that would assist in determining if these suspected impacts actually exist. Based on this factor, KCI concludes that the lack of such data represents a data gap (Section 7.0).

### 1645 Warner Street

The 1645 Warner Street parcel of the subject site has been developed since the early 1900s. In 1914, these historic operations included warehouse operations supporting the C.D. Pruden Company's production of fireproof doors and windows at the neighboring 1633 Warner Street property. Between 1953 and 1973, the property comprised part of the Gibson & Kirk Company Brass Foundry and Machine Shop facility. Information from interviews conducted as part of this assessment suggests that more recently, the Saratoga Plumbing Supply company occupied a portion of the parcel, and a company that repackaged automotive fluids occupied another portion of the site. Significant Findings and Opinions related to this parcel are presented as follows:

- Based on information from historical records reviewed as part of this assessment, it appears that the subject site was historically occupied by a brass foundry and machine shop facility. More recently, an automotive fluids repackaging operation apparently occupied the site; as indicated earlier, numerous drums and containers of chemicals left over from this operation are currently stored at the 1501 Warner Street parcel of the subject property.

Based on past experience with sites having similar operational histories, KCI concludes that it is possible that soil and groundwater impacts have occurred at the property. The nature of the reported historic operations suggests these impacts (if present) may include heavy metals, volatile organic compounds, cyanides, and petroleum chemicals. However, KCI has not identified evidence of previous investigatory data (i.e., soil and/or groundwater analytical results) for this property that would assist in determining if these suspected impacts actually exist. Based on this factor, KCI concludes that the lack of such data represents a data gap (Section 7.0).

- During the reconnaissance of the warehouse at 1645 Warner Street, KCI observed a 2' x 2' square access panel in the entrance floor of the structure. This access panel could indicate the potential presence of a UST or underground vault. The property was not identified on the Maryland UST database reviewed for this assessment; however, KCI concludes that it is possible an undocumented UST is located at the property. If an undocumented UST is present, then this UST would represent a Recognized Environmental Condition. Based on this factor, additional investigation (i.e., site utility engineering investigation and/or geophysical survey) appears warranted to determine whether or not a UST is present at 1629 Warner Street. KCI concludes that this issue currently represents a Data Gap (Section 7.0)

### 1501 Russell Street

The 1501 Russell Street portion of the subject site was undeveloped until some time between 1914 and 1950, when the American Cyanamid Company Industrial Chemicals Division commenced using the site for chemical and pesticide manufacturing purposes. By 1973, the property was occupied by Maryland Chemical Company, Inc., which used the property for storage and repackaging of bulk quantities of chemicals. Currently, Maryland Chemical continues to occupy the property; in addition, a portion of the on-site building is sub-leased to Chemstation Mid-Atlantic, which blends cleaners and soaps. Significant Findings and Opinions related to this parcel are presented as follows:

- Based on the findings of this assessment, two underground storage tanks appear to have been abandoned in place in a courtyard at the 1501 Russell Street property. MDE reported that both tanks were greater than 20 years old and that a release of petroleum was detected in association with at least one of the USTs. Based on this information, KCI concludes that the reported USTs and associated, petroleum-impacted soils and/or groundwater represent a Recognized Environmental Condition.

- The findings from this assessment indicate that chemical manufacturing and bulk chemical storage operations have been conducted at 1501 Russell Street since some time prior to 1950. The chemical production and storage activities have encompassed a variety of pesticides, organic and inorganic compounds, acids and bases, oxidizing compounds, flammable materials, and some acutely toxic chemicals. Moreover, KCI observed areas of stained concrete throughout the onsite warehouse, which suggest that past releases of chemicals have occurred. Based on the nature of historic operations at the property and the presence of staining within the warehouse, KCI concludes that soil and groundwater impacts could have occurred at the property. However, KCI has not identified evidence of previous investigatory data (i.e., soil and/or groundwater analytical results) for this property that would assist in determining if these suspected impacts actually exist. Based on this factor, KCI concludes that the lack of such data represents a data gap (Section 7.0).
- KCI observed one elevator in Building #3 at the 1501 Russell Street parcel of the subject site. Some elevators utilize hydraulic oils, which have may contain PCBs. KCI did not observe evidence that a release of hydraulic oil has occurred from observable elevator equipment (i.e., holding tank, hydraulic lines, etc.). Based on this factor, KCI concludes that the presence of the elevator equipment does not appear to represent a Recognized Environmental Concern at this time. However, care should be taken during any activities that involve the dismantling of elevator equipment. Any suspect PCB containing equipment should be handled according to applicable local, state, and federal regulations.
- During the site reconnaissance conducted for this assessment, KCI observed eight aboveground storage tanks (ASTs) in various locations throughout the onsite warehouse. Four of the ASTs are reportedly not in service. The four in-service ASTs include one 1,500-gallon diesel AST; one 3,800-gallon sulfuric acid AST; one 6,000-gallon sodium hypochlorite AST, and one 6,000-gallon sodium hydroxide AST. KCI observed staining in the vicinity of all eight ASTs. However, no floor drains or sumps were observed in the immediate vicinity of the ASTs, and no surficial cracking of the concrete was observed in these areas. Based on the fact that no floor drains or sumps were in the vicinity of the ASTs and that the subsurface is capped by a concrete floors and paving, KCI concludes that the staining observed in the vicinity of the ASTs represents a de minimis condition.
- KCI observed floor drains in the tote washout area of Building #3. Based on research conducted for this assessment, this floor drain is connected to the sanitary sewage system. This discharge is permitted, subject to pH monitoring and control, under a National Pollutant Discharge Elimination System (NPDES) Permit. Based on the permitted nature of the discharge and the attendant regulatory oversight, KCI concludes that the discharge of the pH-adjusted tote wash effluent to the sanitary sewer does not represent a Recognized Environmental Condition at this time.

### 1525 Russell Street

The 1525 Russell Street parcel of the subject site was undeveloped from at least 1890 until 1953, when a warehouse (Currently Maryland Chemical's "Building #1") was constructed. The warehouse was utilized for the production of containers and cartons from 1953 until the late 1980s. Presently, Maryland Chemical is using the warehouse at 1525 Russell Street (Building #1) for the storage and repackaging of chemicals for distribution. Significant Findings and Opinions related to this parcel are presented as follows:

- Based on information acquired during this assessment, the subject site was historically used for paper carton manufacturing operations. Moreover, since approximately 1989, the property has been used for bulk storage of large quantities of a variety of chemicals. Moreover, KCI observed areas of stained concrete throughout Building #1, which suggest that past releases of chemicals may have occurred. Based on the nature of historic operations at the property and the presence of staining within the

warehouse, KCI concludes that soil and groundwater impacts could have occurred at the property. However, KCI has not identified evidence of previous investigatory data (i.e., soil and/or groundwater analytical results) for this property that would assist in determining if these suspected impacts actually exist. Based on this factor, KCI concludes that the lack of such data represents a data gap (Section 7.0).

#### 1551 Russell Street

The 1551 Russell Street portion of the subject site was undeveloped from 1890 until 1923. Review of title records suggests that the property had multiple owners during the 1940s and 1950s, including the American Cyanamid Company. Reportedly, Maryland Chemical has used portions of the property for bulk chemical storage purposes since 1955. Significant Findings and Opinions related to this parcel are presented as follows:

- KCI reviewed a Notice of Compliance letter from MDE indicating that two underground storage tanks have been removed from the 1551 Russell Street property. The records indicated that no perforations were observed in either tank and that no groundwater or soil contamination was detected in the tank pits following the removal of the USTs. Based on these records, KCI concludes that the reported historic presence of the USTs does not appear to represent a Recognized Environmental Condition at this time.
- KCI identified records related to two (2) previous Phase II ESAs that were conducted at the 1551 Russell Street portion of the subject site. These records have revealed that trichloroethene and its daughter compounds (cis-1,2 dichloroethene and vinyl chloride) are present in the groundwater beneath that property. Elevated levels of heavy metals have also been detected in unfiltered groundwater samples. In some cases the concentrations of these chemicals exceeded the relevant MDE human health criteria. Based on these reported findings, KCI concludes that the presence of contaminated groundwater beneath the subject site represents a Recognized Environmental Condition.

#### 2119 Haines Street

The 2119 Haines Street property has been undeveloped since at least 1890. In 1914, the property was in use for “temporary” lumber storage purposes. Currently the parcel is asphalt-paved, and Second Chance, Inc. uses the area for parking and outdoor storage purposes. Regarding this parcel, KCI has not identified findings which warrant discussion or opinion within this section.

#### 2110 Haines Street

The 2110 Haines Street portion of the subject site occupied a portion of the C.F. Ranstead Wharf in 1890 and 1901. At some time between 1914 and 1952, the American Electric Welding Co. Inc., a steel barge manufacturer, began operating from the property. A storage yard for Consolidated Gas Electric Light and Power Co. was also present on the property in 1952. Based on title information reviewed for this assessment, this parcel was owned by the Warner-Fruehauf Trailer Co. Inc. between 1978 and 1988. Information obtained from interviews indicates that the Greyhound bus terminal that currently occupies the property was constructed in 2005. Significant Findings and Opinions related to this parcel are presented as follows:

- The 2110 Haines Street parcel of the subject site was identified on the INST CONTROL and VCP databases reviewed for this assessment. The VCP database findings indicated that a Maryland Voluntary Cleanup program applicant (AT&T Corporation) sought a “Certificate of Completion” as

an “Inculpable Person”. The database records indicated that the application was approved, and a No Further Requirements Determination (NFRD) was issued on April 22, 2002. In general, the VCP protections and NFRDs obtained by one owner are transferable to subsequent owners, provided that institutional and engineering controls are properly maintained, and no additional types of contaminants are discovered or released to the site. KCI’s recommendations regarding this issue are provided in Section 11.0

- Information reviewed as part of this assessment revealed that certain contaminants have been identified at the 2110 Haines Street parcel during previous environmental investigations. In soils these included heavy metals and polycyclic aromatic hydrocarbon (PAH) compounds; in groundwater, these included PAH compounds. KCI concludes that the presence of elevated levels of PAH compounds and heavy metals at the subject site represents a Recognized Environmental Condition. However, given the reported issuance of an NFRD for the property, MDE may not require additional investigation or other actions at the parcel unless new types of contaminants are suspected, or the proposed redevelopment of the property involves altering or removing features currently serving as engineering controls (i.e., asphalt paving, building pads, etc.). As indicated above, KCI’s recommendations regarding this issue are provided in Section 11.0 of this report.

#### 2104 Worcester Street

The 2104 Worcester Street parcel of the subject site was undeveloped until 1945, when a large warehouse-style building was constructed. At that time, the property was owned by the Gordon Carton company, but the J.B. Macneal Paints, Oil, Varnish Works used the building as a “stripping room”, (i.e., stripping paint and varnish from furniture). This use continued until at least 1973, after which Gordon Cartons Inc. reportedly utilized the building as a warehouse until 1989. Finally, Baltimore Cycle salvage occupied the parcel for a short time after 1989; however, the building was vacated when it became badly deteriorated. Currently, the building is abandoned and partially collapsed. Significant Findings and Opinions related to this parcel are presented as follows:

- Based on KCI’s review of historic information, it appears that J.B. Macneal used the former warehouse building at the 2104 Worcester Street parcel as a paint or varnish stripping facility from 1945 until some time after 1973. Paint and varnish stripping involves the use of chemicals such as methylene chloride, xylenes, and other organic solvents. Based on the nature of historic operations at the property, KCI concludes that soil and groundwater impacts related to historic releases of organic solvents could have occurred at the property. However, KCI has not identified evidence of previous investigatory data (i.e., soil and/or groundwater analytical results) for this property that would assist in determining if these suspected impacts actually exist. Based on this factor, KCI concludes that the lack of such data represents a data gap (Section 7.0).

#### 2102 Oler Street

The 2102 Oler Street property was undeveloped until 1950, at which time Gordon Cartons, Inc. Folding Box Division constructed a warehouse (i.e., “Paper Warehouse No. 2”) at the property. Gordon Cartons utilized the warehouse until approximately 1988. Reportedly, Baltimore Asphalt used the building from 1989 until 1995. Afterward, the parcel was vacant for five years until Baltimore Renovation Inc moved into a portion of the building in 2000. Baltimore Renovation continues to occupy the property today. Significant Findings and Opinions related to this parcel are presented as follows:

- Although the 2102 Oler Street property was not identified on the Maryland UST database reviewed for this assessment, KCI noted that one (1) gasoline UST was illustrated at this address on the 1952

and 1973 Sanborn maps. The historic UST was located near the northwest exterior corner of the warehouse. During the walking reconnaissance of the property, KCI observed a dilapidated fuel dispenser between the 1633 and 2102 Oler Street warehouses, at the northern side of the buildings, and adjacent to Oler Street. In addition, two 12-inch, round sump lids were observed in the sidewalk near the fuel dispenser, similar to those that typically cover tank-top appurtenances (i.e., STPs, manways, etc.). The location of the apparent UST corresponds to the historic gasoline UST that was illustrated on the 1952 and 1973 Sanborn maps.

KCI concludes that the UST is still present and that it is more than 55 years old. Based on its age and the fact that the UST is not being managed, KCI concludes that it is likely that the UST has leaked gasoline into the subsurface soils and (possibly) the groundwater in the vicinity of the tankfield. Moreover, KCI concludes that the presence of this UST (and potential contaminated soils and/or groundwater) represents a Recognized Environmental Condition.

### Off-Site Properties

During the review of regulatory databases, KCI identified numerous off-site properties that could potentially affect environmental conditions at the subject site (e.g., topographically upgradient sites with reported leaking underground storage tanks, documented contamination, etc.). Due to the relatively large number of identified properties, and the length of the resultant discussion, KCI opted to leave the detailed analysis and opinions regarding these off-site properties within the database section of this report (Sections 4.1 and 4.2). However, a tabular summary of KCI's findings and opinions is provided in Table 8-1 below. Note that only the off-site properties deemed to be of potential environmental concern to the subject site are summarized in the table.

<b>Table 8-1: Summary of Potential Off-Site Environmental Concerns</b>				
<b>Off-Site Property</b>	<b>Nature of Concern</b>	<b>Distance and Position</b>	<b>Closest Subject Site Parcel</b>	<b>Impact Ranking <sup>1</sup></b>
Bayard Street Station	Former Coal Gasification Site Included to State Haz. Waste Sites List	1,000 FT NW Upgradient	1501 Russell St. 1645 Warner St.	Low
Seyvern Street Station / Valspar Plant	Former Coal Gasification Site Included to State Haz. Waste Sites List	600 FT NW Upgradient	1501 Russell St.	Low
Shell Station 1712 Russell Street	Leaking Underground Tanks Documented Groundwater Contamination	100 FT NW Upgradient	1501 Russell St. 1645 Warner St.	Moderate
Public Storage, Inc. 1415 Russell Street	Documented Petroleum Release Site	Adjacent NE Upgradient	1501 Warner St.	High
Bavar Property 1530 Russell Street	Possible Petroleum Release Site	Adjacent N Upgradient	1551 Russell St.	Moderate
Lenmar, Inc. 1547 Ridgely Street	Documented Petroleum Release Site	420 FT N Upgradient	1501 Russell St. 1525 Russell St.	Moderate
Ilex Woodworking 1700 Ridgely Street	Possible Petroleum Release Site	750 FT NW Upgradient	1501 Russell St.	Low
Waterford Caseworks 1809 Bayard Street	Documented TCE-Related Contamination in Groundwater / Former Hazmat USTs	1000 FT NW Upgradient	1501 Russell St. 1645 Warner St.	Moderate
<b>Notes:</b> <sup>1</sup> These impact rankings were developed based on KCI's professional judgment and are intended as qualitative indicators of each identified issue's relative potential to impact environmental conditions at the subject site. It should be noted that without additional data (e.g., from a Phase II ESA) these rankings are simply professional "guesses" and are provided here for informational purposes only.				

## 9.0 Deviations

In addition to meeting ASTM Standard E-1527-05, this assessment was completed in accordance with the MDE's Voluntary Cleanup Program guidelines. Therefore, this assessment included a number of deviations from the "typical" ASTM E 1527-05 assessment scope of work. In summary, these included tasks such as completing a potable well radius search, mapping potable wells, and site utility mapping. In addition, discussions concerning potential asbestos containing materials have been briefly presented for the Client's information.

## 10.0 Conclusions

KCI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05, for the subject site. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the property except for the following:

- KCI identified a UST at the northwest exterior corner of the warehouse located on the 2102 Oler Street portion of the subject site. The UST is more than 55 years old and is not being actively managed. KCI concludes that the presence of this UST and any associated contaminated soils and/or groundwater represents a Recognized Environmental Condition.
- Information from previous investigations and studies revealed that certain contaminants, including heavy metals and polycyclic aromatic hydrocarbon (PAH) compounds, have been identified at the 2110 Haines Street parcel of the subject site. KCI concludes that the presence of elevated levels of PAH compounds and heavy metals at the 2110 Haines Street property represents a Recognized Environmental Condition.
- KCI identified records related to two (2) previous Phase II ESAs that were conducted at the 1551 Russell Street portion of the subject site. These records have revealed that trichloroethene and its daughter compounds (cis-1,2 dichloroethene and vinyl chloride) are present in the groundwater beneath that property. Elevated levels of heavy metals have also been detected in unfiltered groundwater samples. KCI concludes that the presence of contaminated groundwater beneath the 1551 Russell Street portion of the subject site represents a Recognized Environmental Condition.
- Based on the findings of this assessment, two underground storage tanks appear to have been abandoned in place in a courtyard at the 1501 Russell Street property. MDE reported that both tanks were greater than 20 years old and that a release of petroleum was detected in association with at least one of the USTs. Based on this information, KCI concludes that the reported USTs and associated, petroleum-impacted soils and/or groundwater at the 1501 Russell Street portion of the subject site represent a Recognized Environmental Condition.
- The 1601 Warner Street property was identified on the CERCLIS database reviewed for this assessment. The database records indicated that Gordon Cartons formerly stored chlorinated solvents in underground tanks at this parcel, and that poor housekeeping practices led to a release of these solvents. KCI concludes that the reported historic release of solvents represents a Recognized Environmental Condition.
- During the reconnaissance of the warehouse at 1501 Warner Street, KCI observed a vent and fill pipe, typical of a heating oil AST or UST, along an exterior wall located adjacent to loading dock number five. The vent and fill lines run into the warehouse and then enter the warehouse floor. Based on this



observation it appears likely that a UST is located beneath the floor at the location where the piping enters the slab. If present, it is also likely the UST is relatively old and releases may have occurred from the tank. KCI concludes that this apparent UST represents a Recognized Environmental Condition.

- During the reconnaissance of the 1501 Warner Street portion of the subject site, KCI observed a storage room located in the southwestern portion of the warehouse that contained approximately one hundred forty-five (145) 55-gallon drums. The drums are reported to contain approximately 5,500-gallons of ethylene glycol, 2,200-gallons of windshield wiper fluid with methanol, and 165-gallons of deck and siding stain. Although KCI did not observe obvious evidence of leaks in association with the drums during the site inspection, KCI was unable to observe all areas beneath the drums. In addition, some of the drums are corroded. Based on this factor, KCI concludes that the presence of the drums represents a Recognized Environmental Condition.

## 11.0 Recommendations

Based on the findings from this assessment, KCI has the following recommendations concerning the subject property:

- In order to address the data gaps identified during this assessment, gather further information concerning the Recognized Environmental Conditions, and/or fulfill the requirements of the Maryland VCP, KCI recommends that a Phase II ESA be performed at the subject site. The scope of the Phase II ESA and proposed sampling locations may be developed based on the findings of this Phase I ESA to target specific areas and contaminants of concern. Previous Phase II ESA work plans prepared by MDE may also be incorporated. As a general guide, the Phase II ESA may include some or all of the following investigations:
  1. Collection and laboratory analysis of surface and subsurface soil samples, sediment samples, surface water samples, and groundwater samples;
  2. A geophysical and/or Site Utility Engineering (SUE) investigation to locate, identify, and delineate the locations of known and potential underground storage tanks;
  3. Sub-slab vapor sampling for volatile organic compounds following EPA Method TO-15 and Standard Operating Procedures (Dr. Dominic DiGiulio, Ph.D.);
  4. Inventory and characterization/staging of the drums located in 1501 Warner Street warehouse;
  5. Toxicological evaluation of data and findings; and,
  6. Asbestos-Containing Materials (ACM) survey of onsite buildings.
- Prior to developing the scope of the Phase II ESA, the findings of this Phase I ESA should be discussed with MDE Voluntary Cleanup Program to obtain regulatory input and collaboration. Following the regulatory discussions, a detailed, site-specific Sampling and Analysis Plan (SAP) should be prepared outlining the proposed scope of the Phase II ESA. A draft copy of the SAP should be provided to MDE and any regulatory comments should be addressed prior to proceeding with the assessment fieldwork.

- The findings of this assessment suggest that previous owners of the 2110 Haines Street parcel of the subject site have already received a No Further Requirements Determination (NFRD) for the property under the Voluntary Cleanup program. Since this is the case, MDE may not require additional investigation or other actions at the parcel unless new types of contaminants are suspected, or the proposed redevelopment of the property involves altering or removing features currently serving as engineering controls (i.e., asphalt paving, building pads, etc.). KCI recommends that MDE be consulted regarding how the proposed scope of redevelopment activities may affect this issue.
- If on-site UST systems are no longer in use, KCI recommends that any product contained within the USTs be removed immediately and disposed of properly. During development, KCI recommends that the USTs be removed or abandoned by a licensed contractor, according to applicable MDE regulations. During the removal/abandonment activities, the condition of the soils beneath the USTs should be evaluated in order to determine if the reported release has impacted soil and/or ground water beneath the subject site. If it is determined that the subsurface environment has been impacted by the petroleum release, the release and subsequent contamination should be reported to MDE's Oil Control Division. The need for additional actions, if necessary, will be determined by MDE.
- KCI recommends that the drums and storage containers identified within the warehouse at 1501 Warner Street be properly characterized, staged, and removed from the site for proper disposal in accordance with applicable local, state and federal regulations.
- Prior to any demolition activities, KCI recommends that fluorescent light ballasts be inspected for "non-PCB" labels. Any ballasts that are not specifically labeled as "non-PCB" should be assumed to contain more than 50 ppm PCBs unless tested and proven otherwise. If the ballasts are found to contain PCBs, KCI recommends that any dysfunctional light ballasts or light ballasts that are no longer in use be disposed of in accordance with relevant state and federal regulations.
- Prior to demolition of the onsite buildings and warehouses, KCI recommends conducting an asbestos-containing materials survey to identify, quantify, and characterize the presence and extent of asbestos-containing materials within the buildings. All regulated asbestos building materials should be removed by a licensed contractor prior to demolishing the buildings in accordance with applicable Federal and State of Maryland regulations.

## 12.0 References

1. Alexandria Drafting Company (6440 General Green Way, Alexandria, Virginia 22312), Street Map Book of Metro Washington, DC 2000.
2. Environmental Data Resources, Inc. (440 Wheelers Farm Road, Milford, Connecticut 06461), Radius Map Report Inquiry No. 1767791.2s, October 04, 2006.
3. Environmental Data Resources, Inc. (440 Wheelers Farm Road, Milford, Connecticut 06461), Aerial Photography Inquiry No. 1767791.5, October 04, 2006.
4. Environmental Data Resources, Inc. (440 Wheelers Farm Road, Milford, Connecticut 06461), Historical Topographic Map Report Inquiry No. 1767791.4, October 04, 2006.
5. Environmental Data Resources, Inc. (440 Wheelers Farm Road, Milford, Connecticut 06461), Sanborn Map Report Inquiry No. 176779.3s, October 03, 2006.
6. Maryland Geological Survey, 1968. Index to Online Geologic Maps. Accessed October 20, 2006. <http://www.mgs.md.gov/esic/geo/>
7. NETR-Real Estate Research and Information (2055 E. Rio Salado Parkway, Suite 201, Tempe, Arizona 85281), Historical Chain of Title Report, Project No. N06-6756, October 30, 2006
8. USDA – Soil Conservation Service, Soil Survey of Baltimore County Maryland, 1976.

## APPENDIX A: SITE PHOTOGRAPHS



**Photo 1:** Looking west – View of 2119 Haines Street parking and storage lot.



**Photo 2:** Looking southeast – View of 2119 Haines Street parking and storage lot.





**Photo 3:** Looking east - View of rolloff dumpster for SCI at 2119 Haines Street



**Photo 4:** View between storage on 2119 Haines Street and wall of 1645 Warner Street.



**Photo 13:.** View of deteriorated drum located at the 1501 Warner Street warehouse.

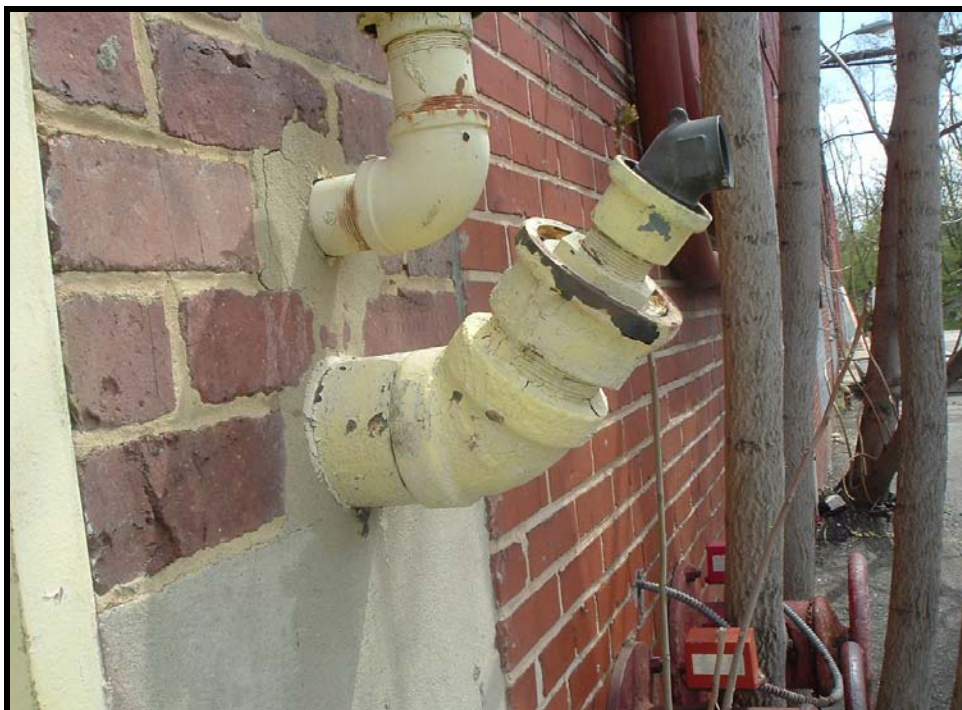


**Photo 14:** View of SCI storage practices at the 1501 Warner Street warehouse.





**Photo 15:** Looking South - View of west exterior of the 1501 Warner Street warehouse.



**Photo 16:** Looking south - View of possible UST vent and fill pipes at the west exterior of the 1501 Warner Street Warehouse.





**Photo 17:.** View of bags of asphalt at the 1601 Warner Street warehouse.



**Photo18:** View of one of the two printing presses at the 1601 Warner Street warehouse.



**Photo 19:** View of interior of 1601 Warner Street warehouse.



**Photo 20:** View of possible UST/vault metal plate cover at the 1601 Warner Street Warehouse.



**Photo 21:** View of access panels of suspect UST/Vault at 1629 Warner Street Western Unit warehouse.



**Photo 22:** View of access panels of suspect UST/Vault at 1629 Warner Street Western Unit warehouse.





**Photo 23:** View of collapsed roof of 1629 Warner Street Eastern Unit warehouse.



**Photo 24:** View of debris and drums at 1629 Warner Street Eastern Unit warehouse.



**Photo 29:** Looking south – View of 1645 Warner Street warehouses and courtyard.



**Photo 30:** Looking southeast – View of 1645 Warner Street propane tank and gasoline storage cage.





**Photo 31:** View of square access panel of possible UST/vault located at 1645 Warner Street.



**Photo 32:** View of interior of 1645 Warner Street Western Unit warehouse.



**Photo 33:** View of ASTs at the 2102 Oler Street warehouse.



**Photo 34:** View of bags of hydrogloss at the 2102 Oler Street warehouse.





**Photo 35:** View of 55-gallon drums of unidentified powder at the 2102 Oler Street warehouse.



**Photo 36:** View of possible UST/vault in area of historic chemical wash tank at west exterior of the 2102 Oler Street Warehouse.





**Photo 37:** Looking northwest – View of 2110 Haines Street Greyhound Bus Terminal facility.



**Photo 38:** Looking south - View of 2110 Haines Street Greyhound Bus Terminal facility oil water separator.

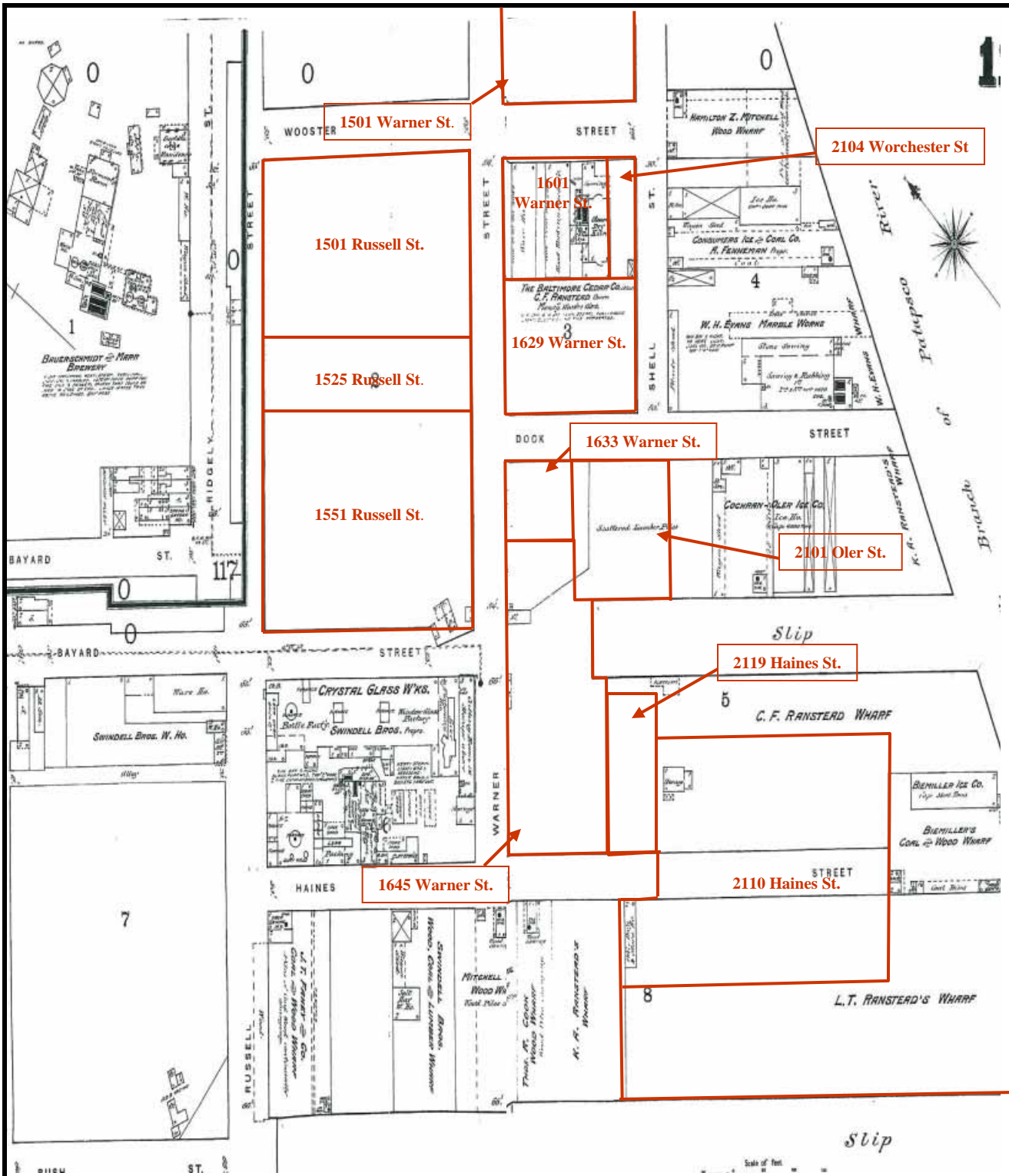


**Photo 39:** View of Cleaning chemical storage area of 2110 Haines Street Greyhound Bus Terminal facility.



**Photo 40:** View of interior of 2104 Worcester Street Warehouse.

## APPENDIX B: HISTORICAL SANBORN MAPS

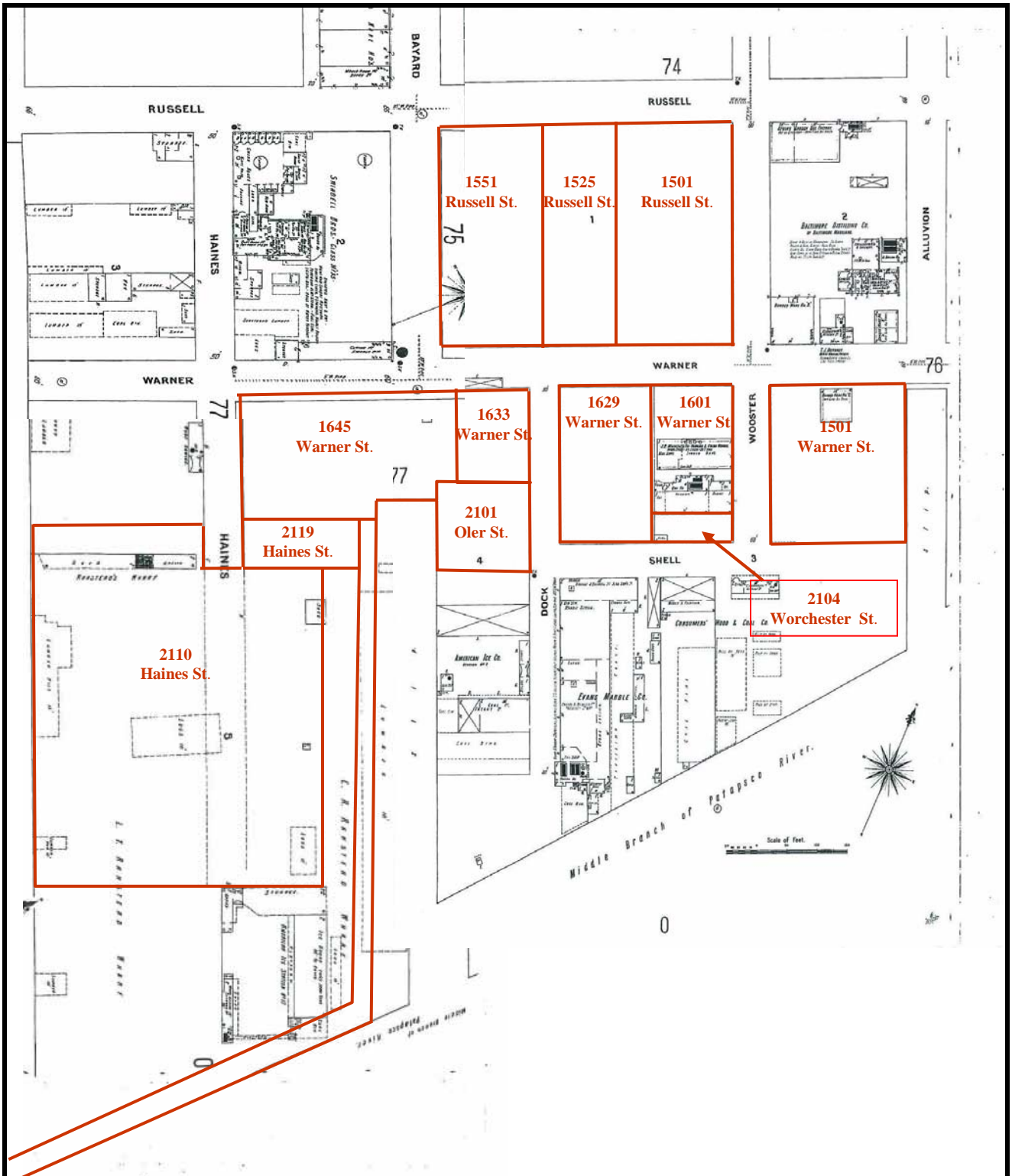


**Phase I Environmental Site Assessment**  
 Gateway South Redevelopment Properties  
 12 Parcels  
 Baltimore, Maryland 21230

**NORTH**  
 NTS  
 (Site boundaries are approximate.)

**1890 Sanborn Map**  
 KCI Project 01-05437004  
 April 2007

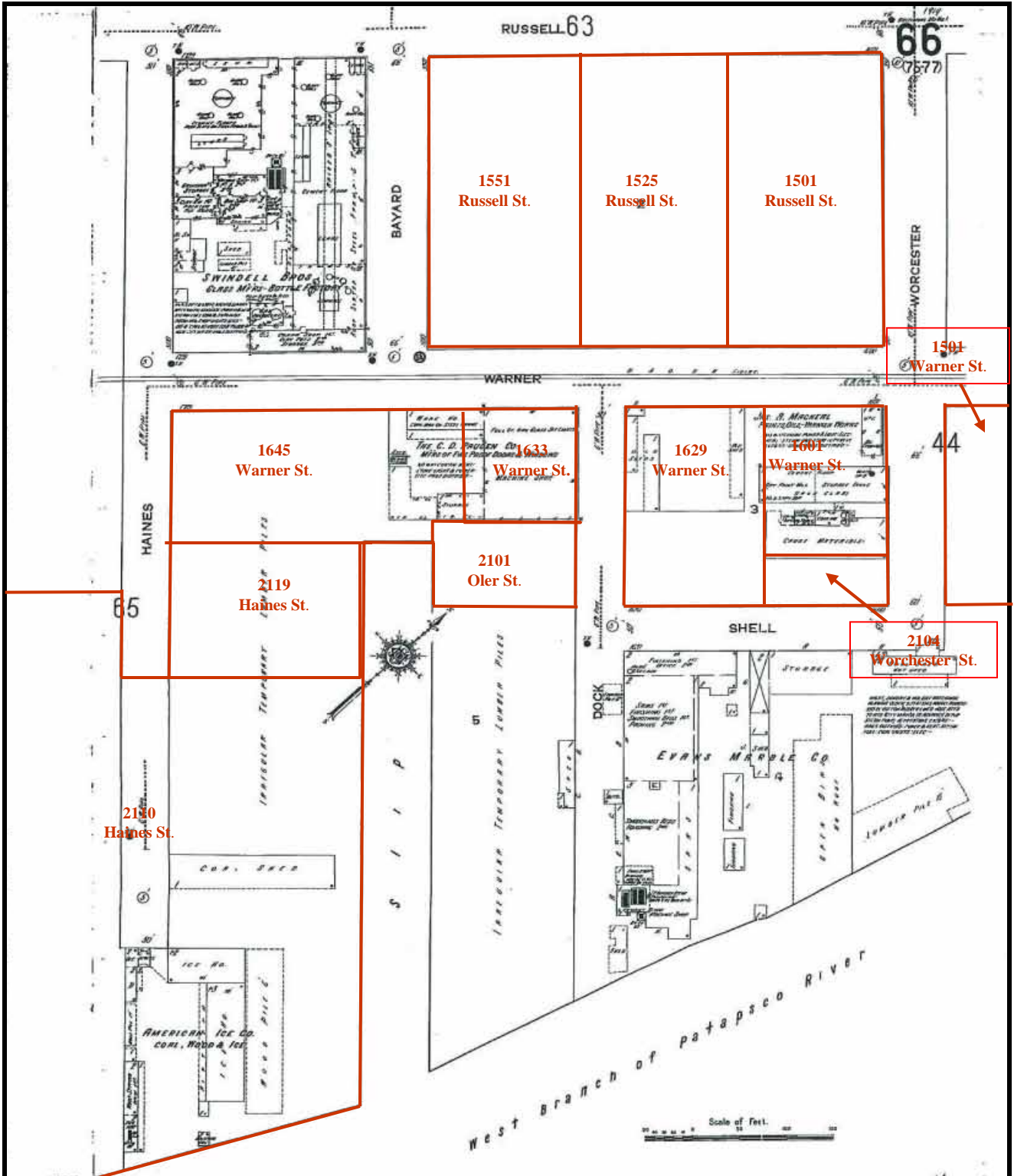





**Phase I Environmental Site Assessment**  
 Gateway South Redevelopment Properties  
 12 Parcels  
 Baltimore, Maryland 21230

**NORTH**  
 NTS  
 (Site boundaries are approximate.)

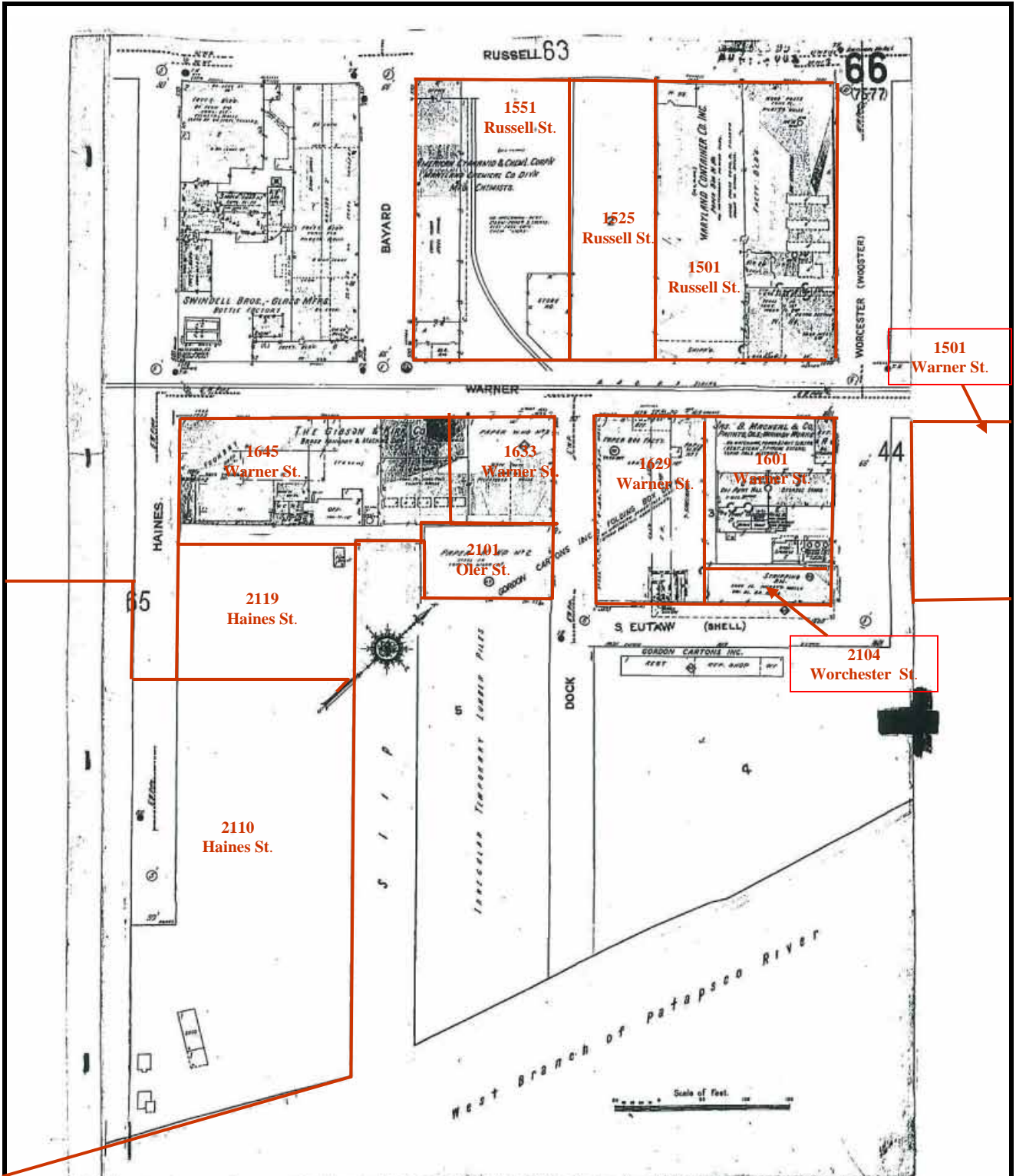
**1901 Sanborn Map**  
 KCI Project 01-05437004  
 April 2007




Phase I Environmental Site Assessment  
Gateway South Redevelopment Properties  
12 Parcels  
Baltimore, Maryland 21230

  
NORTH  
NTS  
(Site boundaries are approximate.)

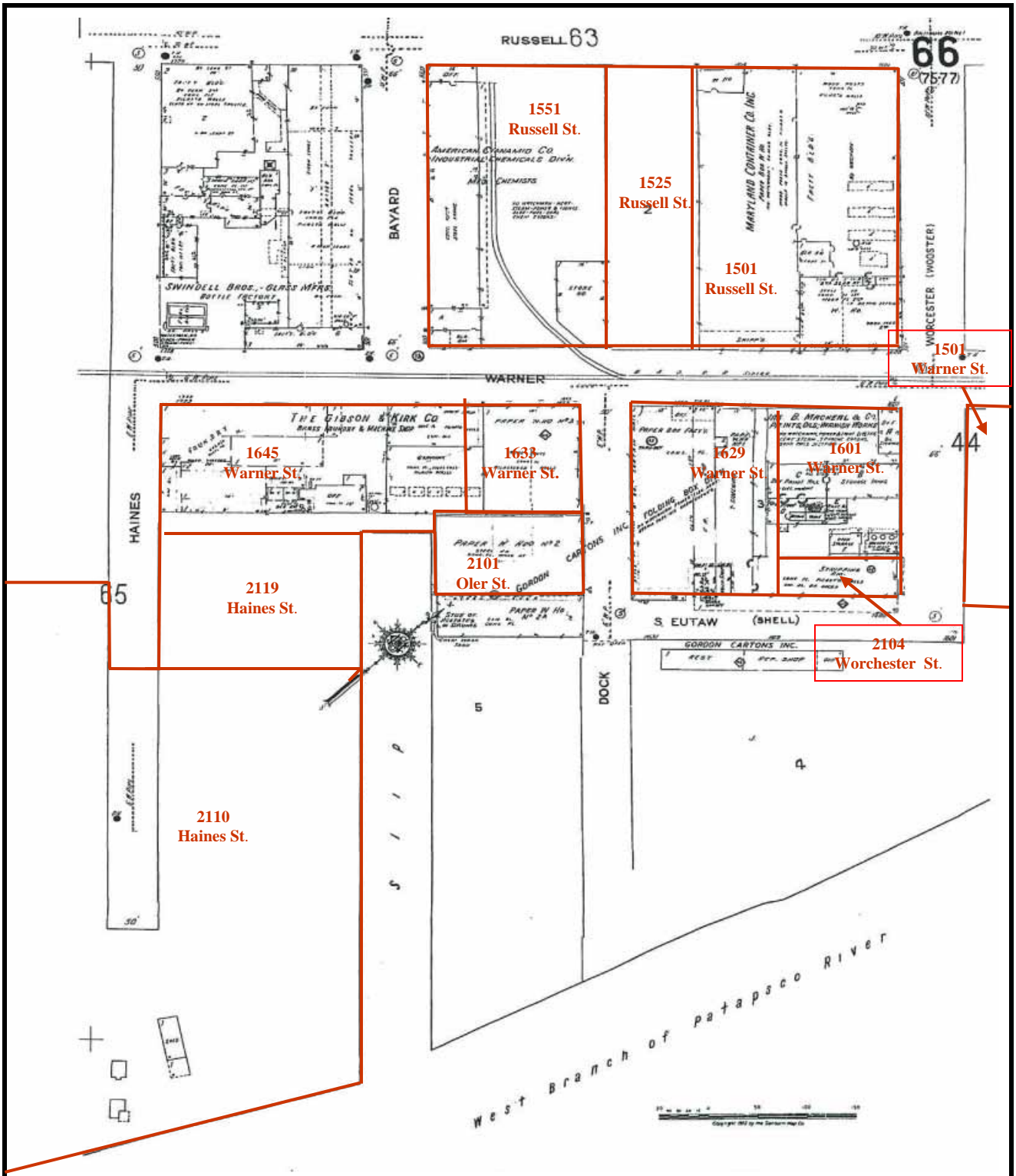
1914 Sanborn Map  
KCI Project 01-05437004  
April 2007



Phase I Environmental Site Assessment  
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NORTH  
  
NTS  
(Site boundaries are approximate.)

1950 Sanborn Map  
KCI Project 01-05437004  
April 2007

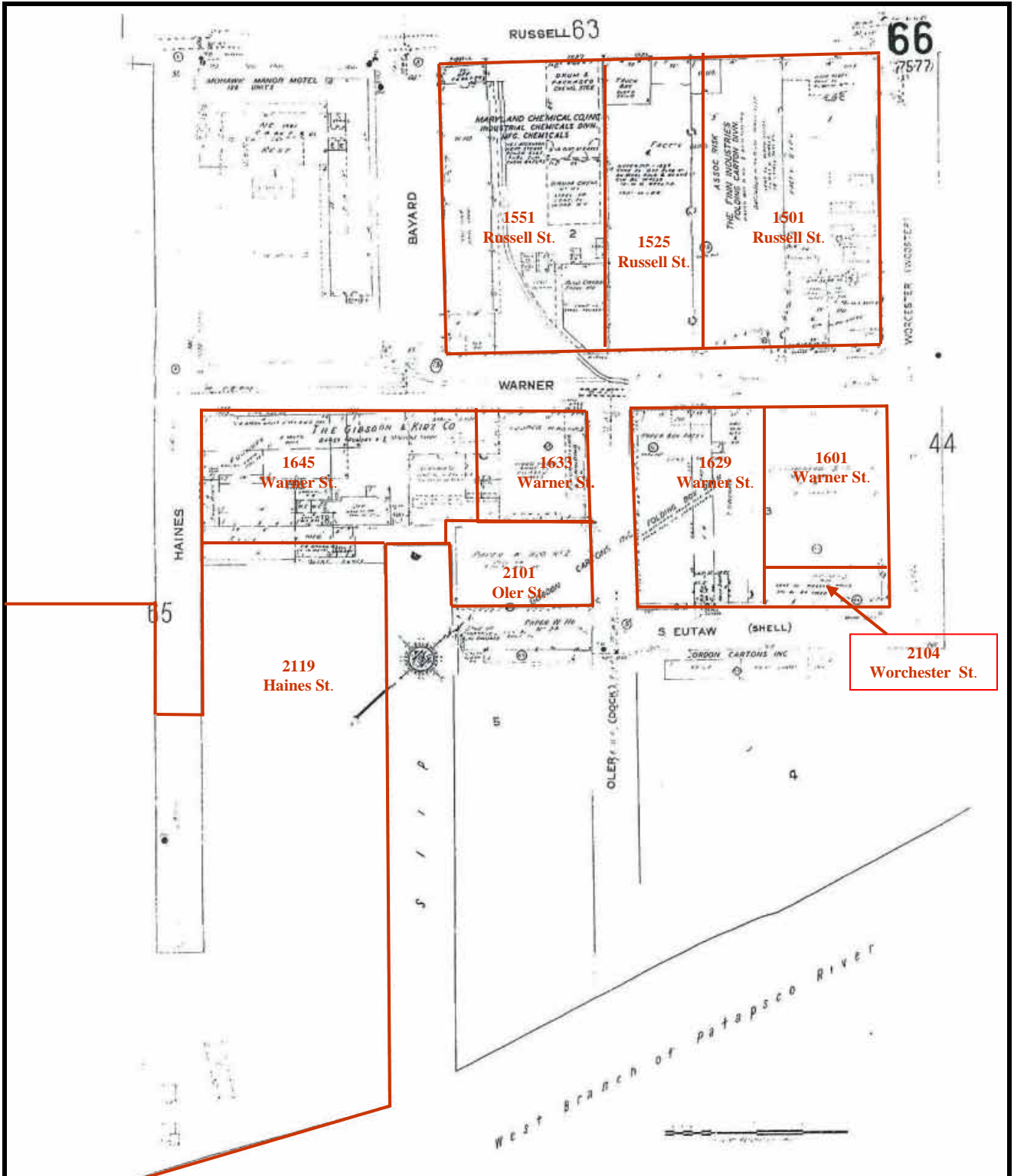


**Phase I Environmental Site Assessment**  
 Gateway South Redevelopment Properties  
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**NORTH**  
 NTS  
 (Site boundaries are approximate.)

**1952 Sanborn Map**  
 KCI Project 01-05437004  
 April 2007





**Phase I Environmental Site Assessment**  
 Gateway South Redevelopment Properties  
 12 Parcels  
 Baltimore, Maryland 21230

**NORTH**  
 NTS  
 (Site boundaries are approximate.)

**1973 Sanborn Map**  
 KCI Project 01-05437004  
 April 2007

## APPENDIX C: AERIAL PHOTOGRAPHS



**Phase I Environmental Site Assessment**  
Gateway South Redevelopment Properties  
12 Parcels  
Baltimore, Maryland 21230

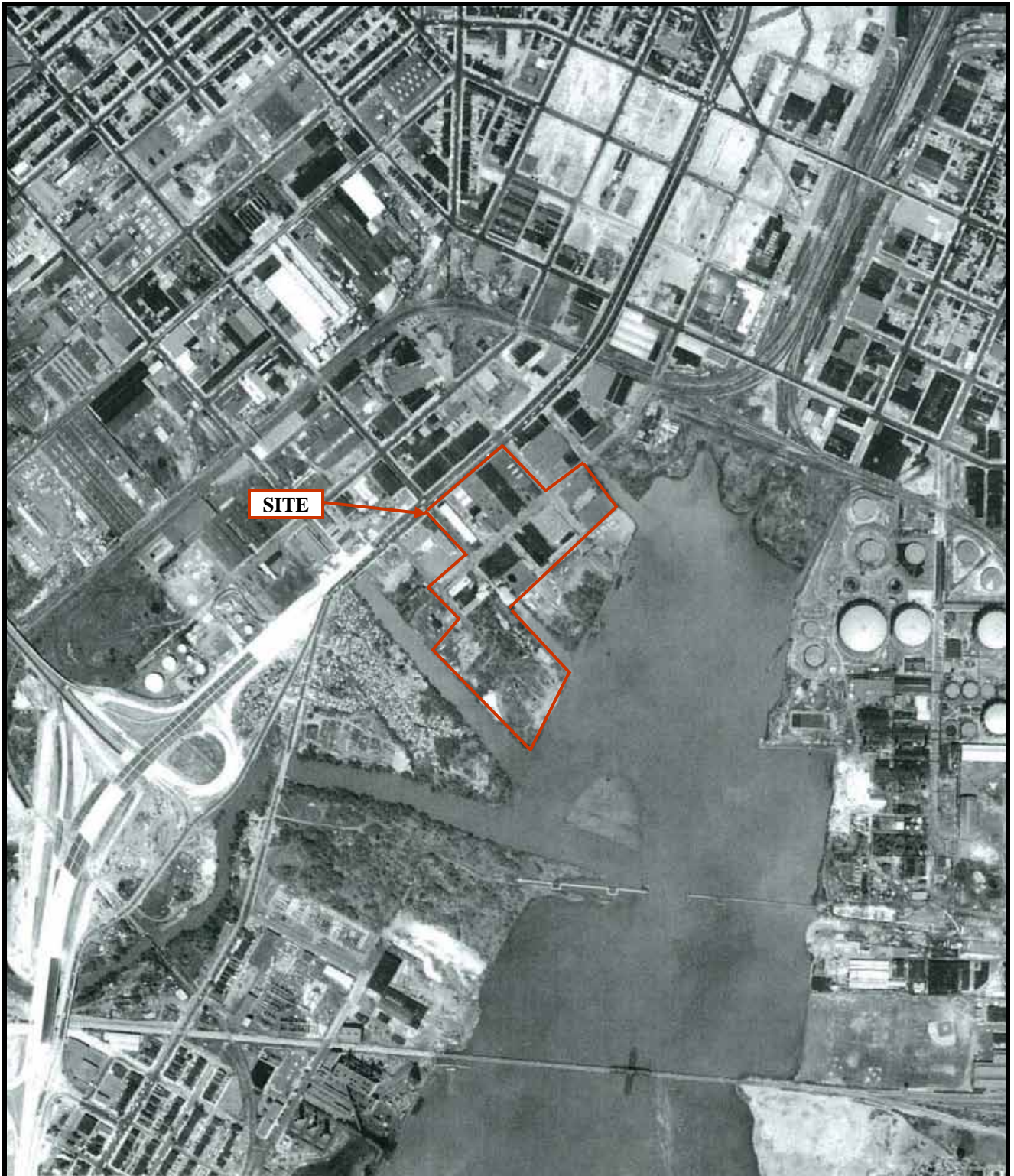


**NTS**  
(Site boundaries are approximate.)


**1957 Aerial Photograph**

KCI Project 01-0537004  
April 2007





**Phase I Environmental Site Assessment**  
Gateway South Redevelopment Properties  
12 Parcels  
Baltimore, Maryland 21230

  
**NORTH**  
  
**NTS**  
(Site boundaries are approximate.)

**1964 Aerial Photograph**

KCI Project 01-0537004  
April 2007





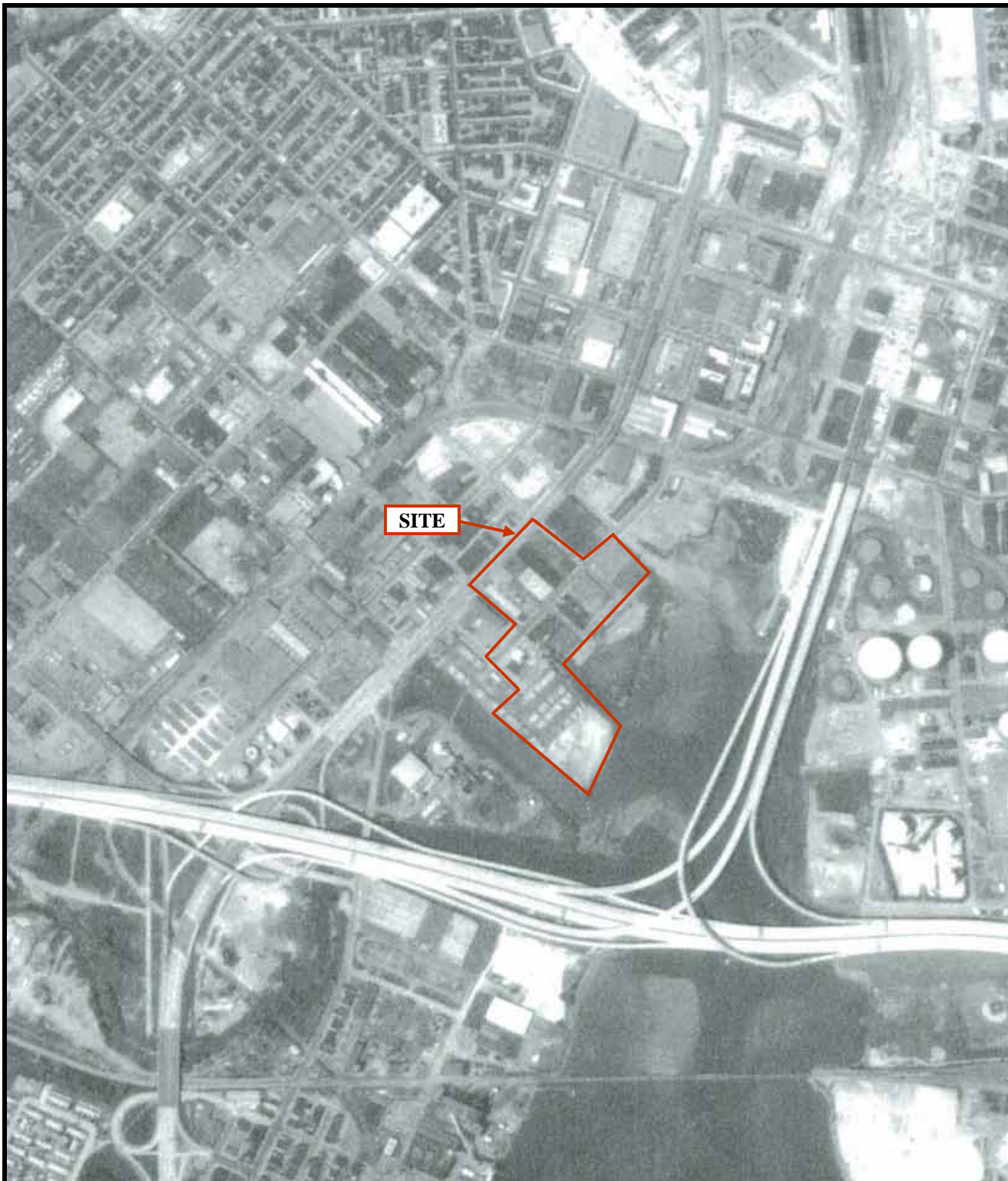
**Phase I Environmental Site Assessment**  
Gateway South Redevelopment Properties  
12 Parcels  
Baltimore, Maryland 21230



NTS  
(Site boundaries are approximate.)

**1971 Aerial Photograph**

KCI Project 01-0537004  
April 2007



**Phase I Environmental Site Assessment**  
Gateway South Redevelopment Properties  
12 Parcels  
Baltimore, Maryland 21230

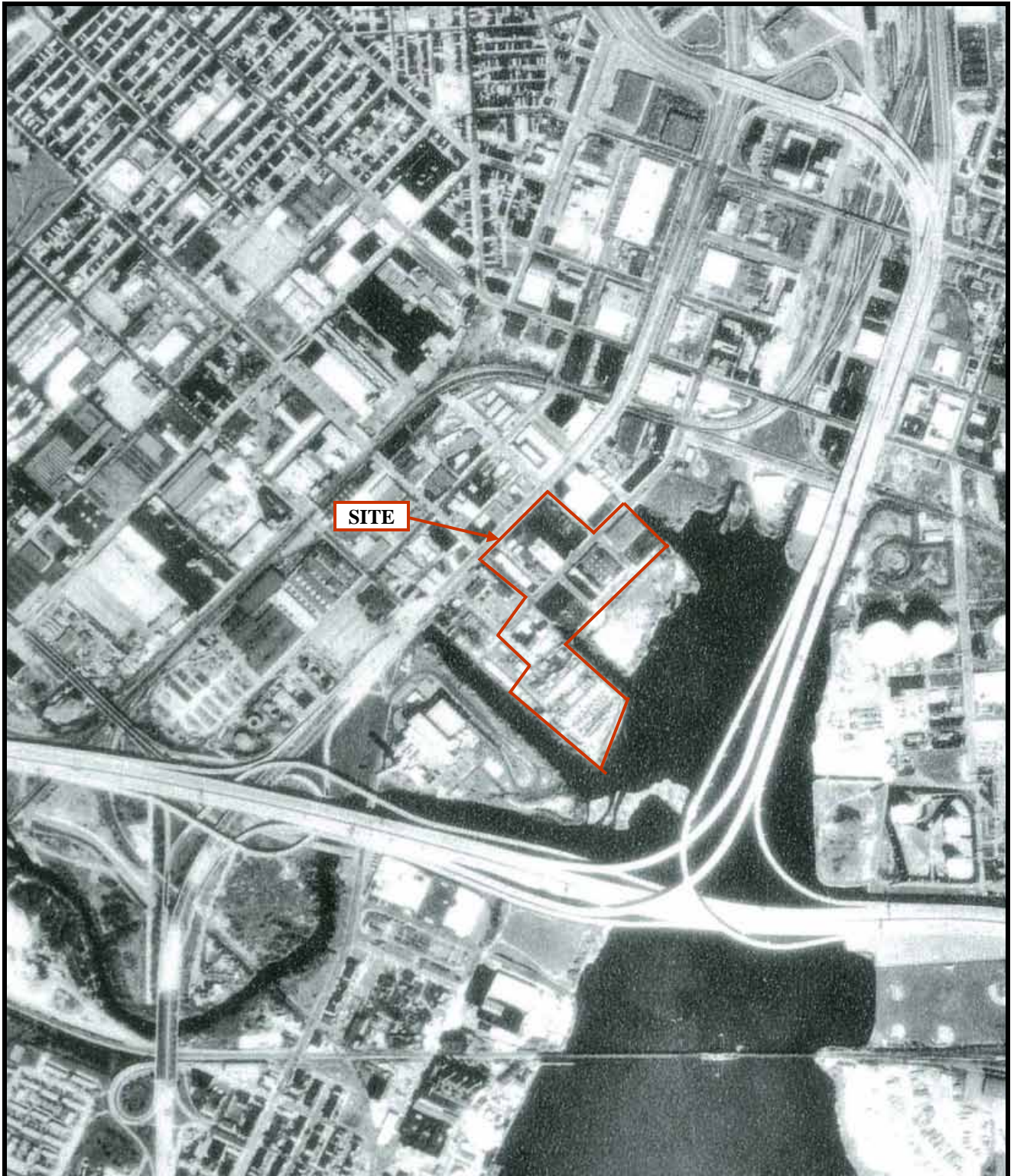


NTS  
(Site boundaries are approximate.)


**1980 Aerial Photograph**

KCI Project 01-0537004  
April 2007





**Phase I Environmental Site Assessment**  
Gateway South Redevelopment Properties  
12 Parcels  
Baltimore, Maryland 21230

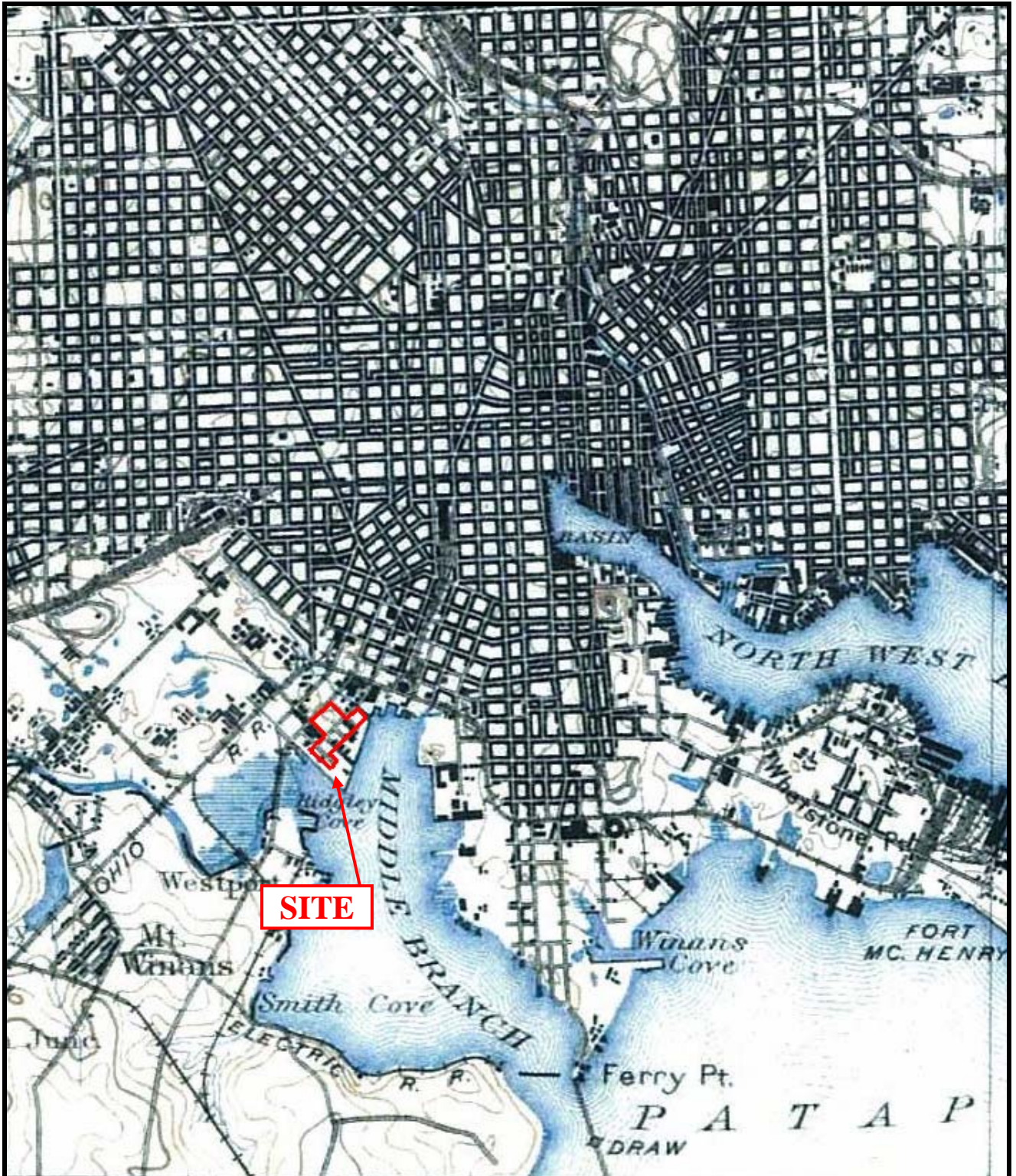
  
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**1988 Aerial Photograph**

KCI Project 01-0537004  
April 2007

## APPENDIX D: HISTORICAL TOPOGRAPHIC MAPS





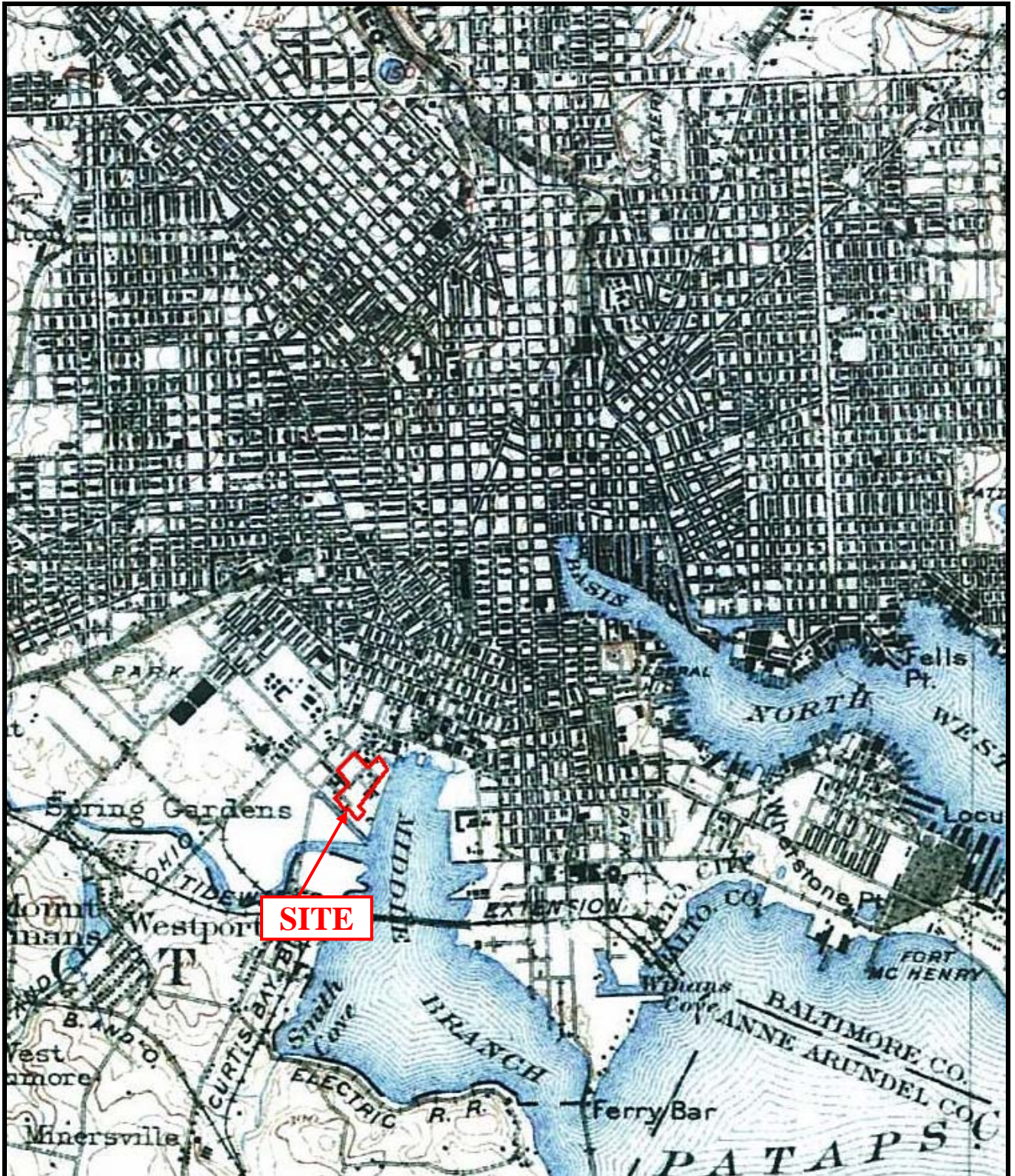
Phase I Environmental Site Assessment  
Gateway South Redevelopment Properties  
12 Parcels  
Baltimore, Maryland 21230

NORTH  
NTS  
(Site boundaries are approximate.)


1899 Topographic Map

KCI Project 01-05437004  
April 2007





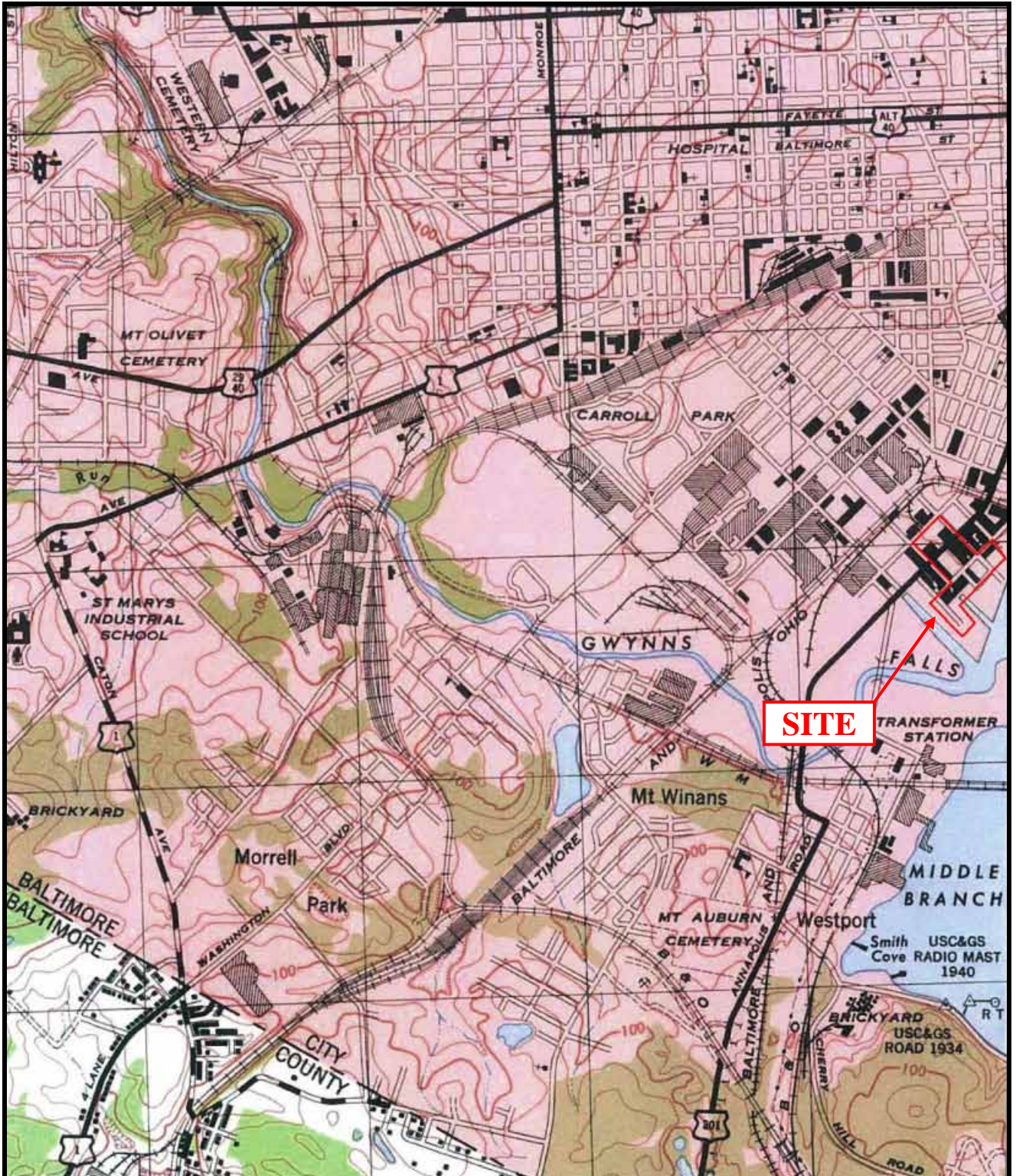
Phase I Environmental Site Assessment  
 Gateway South Redevelopment Properties  
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 (Site boundaries are approximate.)


1904 Topographic Map

KCI Project 01-05437004  
 April 2007





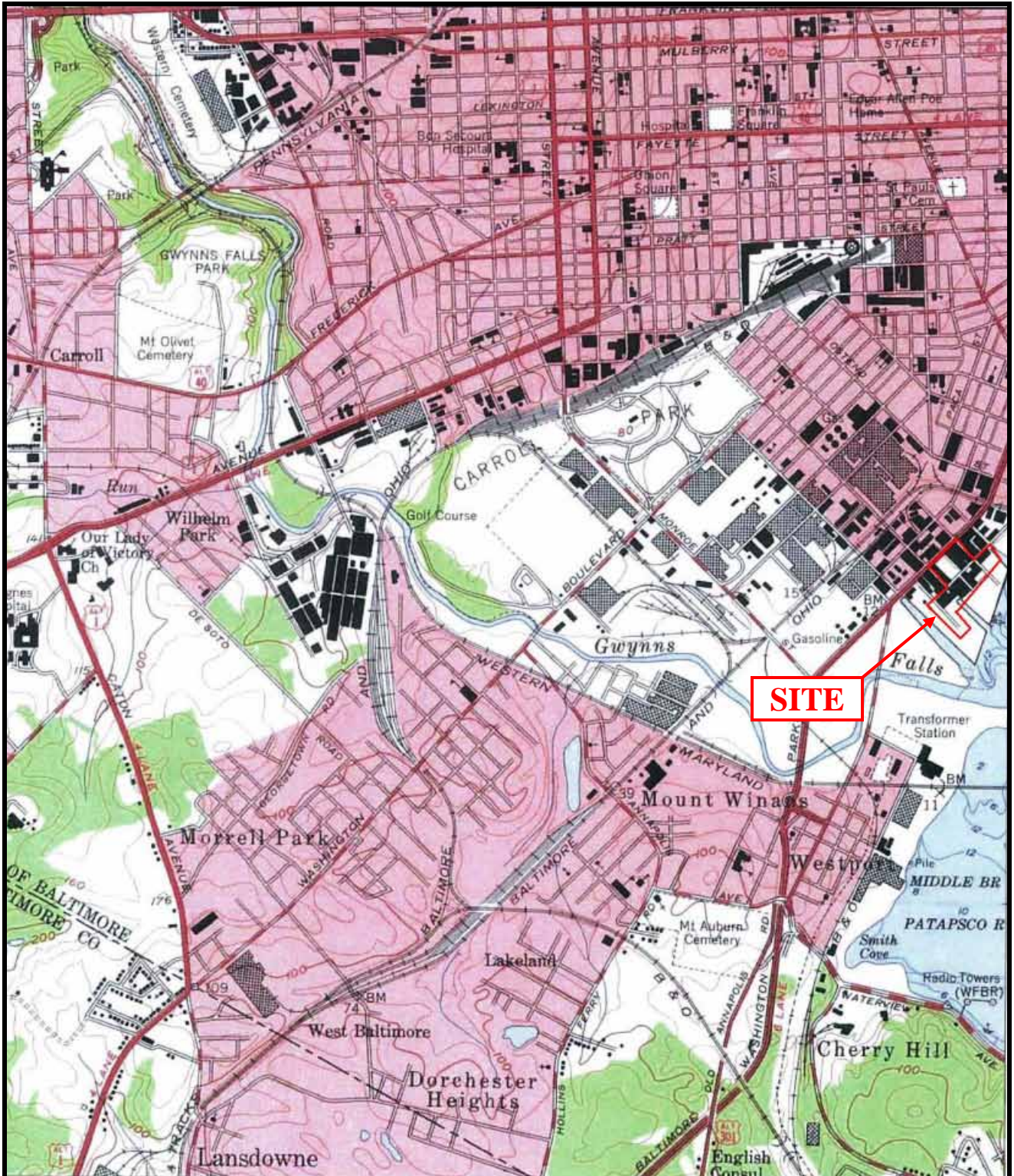
Phase I Environmental Site Assessment  
Gateway South Redevelopment Properties  
12 Parcels  
Baltimore, Maryland 21230

  
NORTH  
NTS  
(Site boundaries are approximate.)


1946 Topographic Map

KCI Project 01-05437004  
April 2007





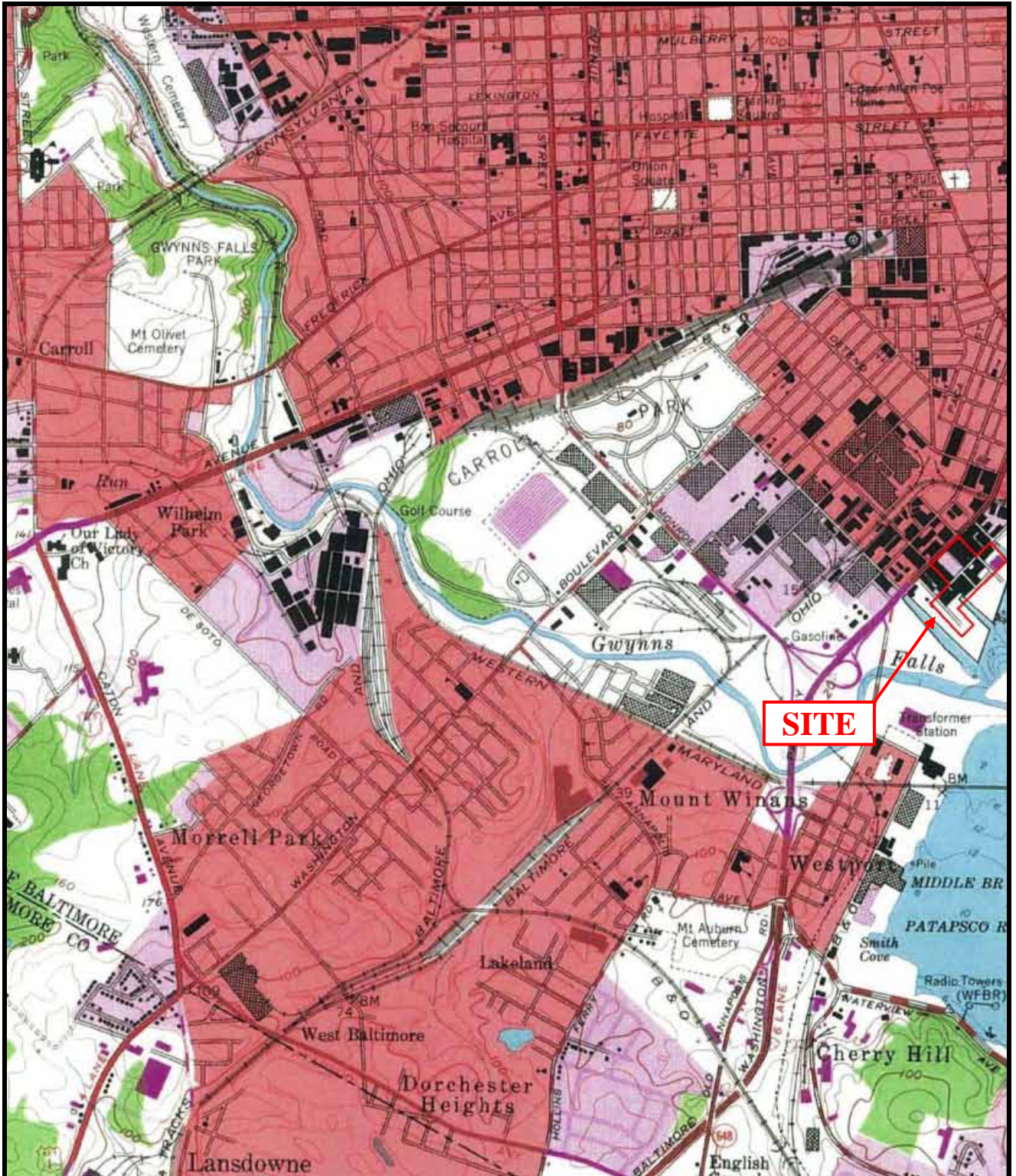
Phase I Environmental Site Assessment  
 Gateway South Redevelopment Properties  
 12 Parcels  
 Baltimore, Maryland 21230

  
 NORTH  
 NTS  
 (Site boundaries are approximate.)


1953 Topographic Map

KCI Project 01-05437004  
 April 2007





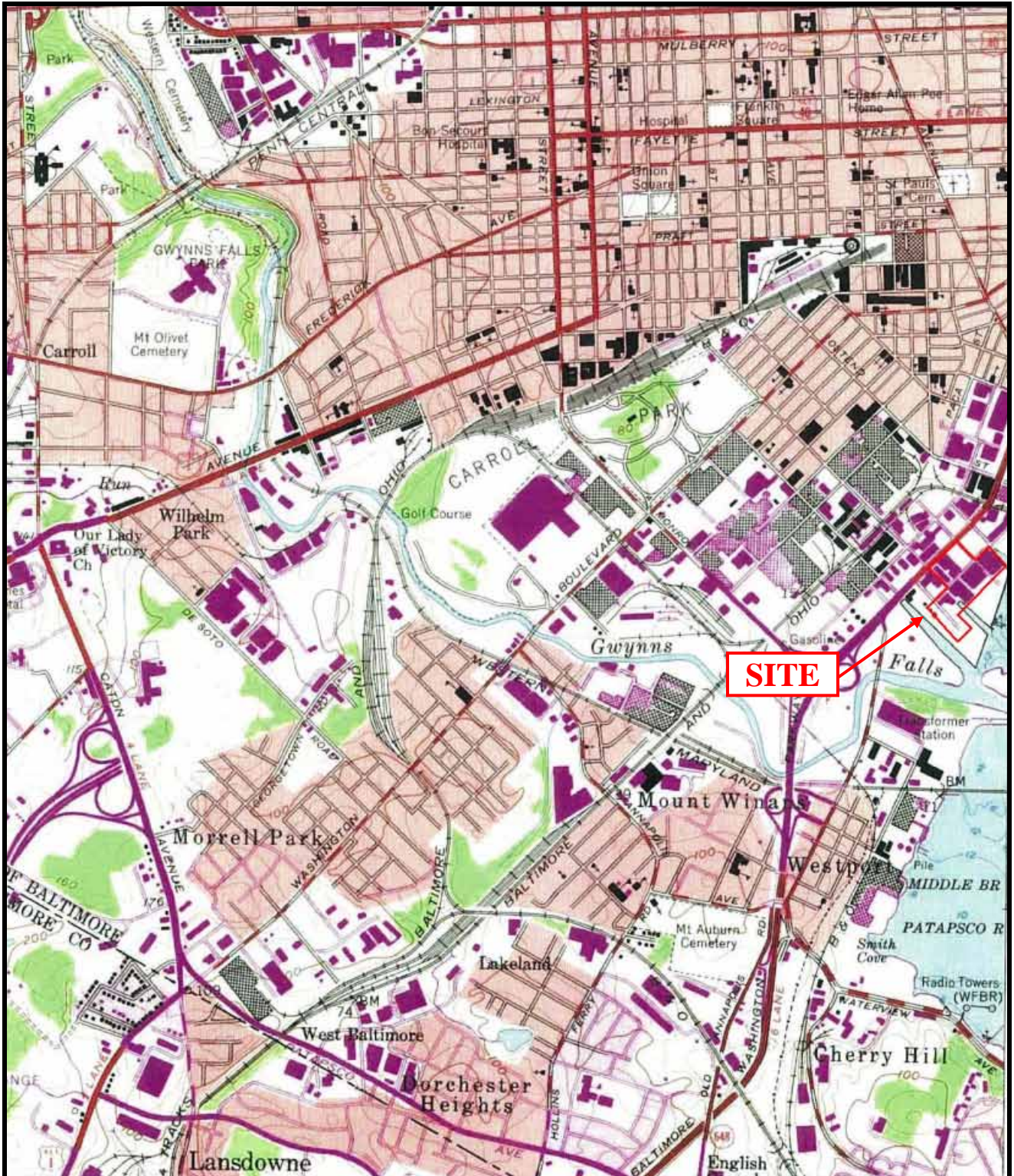
Phase I Environmental Site Assessment  
Gateway South Redevelopment Properties  
12 Parcels  
Baltimore, Maryland 21230

  
NORTH  
NTS  
(Site boundaries are approximate.)

1966 Topographic Map

KCI Project 01-05437004  
April 2007





Phase I Environmental Site Assessment  
Gateway South Redevelopment Properties  
12 Parcels  
Baltimore, Maryland 21230

NORTH  
NTS  
(Site boundaries are approximate.)

1974 Topographic Map

KCI Project 01-05437004  
April 2007

## APPENDIX E: CHAIN OF TITLE INFORMATION

Chain-of-Title Information 2110 Haines Street Baltimore, MD							
<div><div>To: Mayor and City Council of Baltimore From: AT&amp;T Corporation, a New York corporation Date: 11-19-2003 Liber/Folio: 4666 / 18</div><div>↑</div><div>To: AT&amp;T Corporation, a New York corporation From: Baltimore Gateway Joint Venture, a Maryland general partnership Date: 1-19-2000 Liber/Folio: 51 / 49</div><div>↑</div><div>To: Baltimore Gateway Joint Venture, a Maryland general partnership From: Warner-Fruehauf Trailer Company, Inc., a Maryland Corporation From: The Mayor and City Council of Baltimore Date: 5-10-1988 Liber/Folio: 1700 / 182</div><div>↑</div><div>To: Warner-Fruehauf Trailer Company, Inc., a Maryland Corporation From: The Mayor and City Council of Baltimore Date: 8-9-1978 Liber/Folio: 3649 / 772</div><div>↑</div><div>To: Mayor and City Council of Baltimore From: The Real Estate and Improvement Company of Baltimore City Date: 5-3-1976 Liber/Folio: 3342 / 718</div></div>							
↗	↗	↗	↗	↖	↖	↖	↖
To: The Real Estate and Improvement Company of Baltimore City From: Lyman T. Ranstead  Date: 7-11-1908 Liber/Folio: 2514 / 116 (*Conveys a portion of the property)	To: The Real Estate and Improvement Company of Baltimore City From: Spring Garden Wharf & Land Company  Date: 5-28-1923 Liber/Folio: 4020 / 19 (*Conveys a portion of the property)	To: The Real Estate and Improvement Company of Baltimore City From: American Ice Company  Date: 6-29-1923 Liber/Folio: 4045 / 250 (*Conveys a portion of the property)	To: The Real Estate and Improvement Company of Baltimore City From: The Title Holding Company  Date: 8-9-1926 Liber/Folio: 4616 / 273 (*Conveys a portion of the property)	To: The Real Estate and Improvement Company of Baltimore City From: The Title Holding Company  Date: 5-23-1927 Liber/Folio: 4740 / 350 (*Conveys a portion of the property)	To: The Real Estate and Improvement Company of Baltimore City From: The Title Holding Company  Date: 5-13-1929 Liber/Folio: 5003 / 383 (*Conveys a portion of the property)	To: The Real Estate and Improvement Company of Baltimore City From: Sun Oil Company  Date: 9-13-1932 Liber/Folio: 5328 / 353 (*Conveys a portion of the property)	To: The Real Estate and Improvement Company of Baltimore City From: Letom Inn Corporation  Date: 10-25-1961 Liber/Folio: 1167 / 480 (*Conveys a portion of the property)



Chain-of-Title Information 2119 Haines Street Baltimore, MD							
To: Mayor and City Council of Baltimore From: The Real Estate and Improvement Company of Baltimore City Date: 5-3-1976 Liber/Folio: 3342 / 718							
↗	↗	↗	↗	↖	↖	↖	↖
To: The Real Estate and Improvement Company of Baltimore City From: Lyman T. Ranstead	To: The Real Estate and Improvement Company of Baltimore City From: Spring Garden Wharf & Land Company	To: The Real Estate and Improvement Company of Baltimore City From: American Ice Company	To: The Real Estate and Improvement Company of Baltimore City From: The Title Holding Company	To: The Real Estate and Improvement Company of Baltimore City From: The Title Holding Company	To: The Real Estate and Improvement Company of Baltimore City From: The Title Holding Company	To: The Real Estate and Improvement Company of Baltimore City From: Sun Oil Company	To: The Real Estate and Improvement Company of Baltimore City From: Letom Inn Corporation
Date: 7-11-1908 Liber/Folio: 2514 / 116 (*Conveys a portion of the property)	Date: 5-28-1923 Liber/Folio: 4020 / 19 (*Conveys a portion of the property)	Date: 6-29-1923 Liber/Folio: 4045 / 250 (*Conveys a portion of the property)	Date: 8-9-1926 Liber/Folio: 4616 / 273 (*Conveys a portion of the property)	Date: 5-23-1927 Liber/Folio: 4740 / 350 (*Conveys a portion of the property)	Date: 5-13-1929 Liber/Folio: 5003 / 383 (*Conveys a portion of the property)	Date: 9-13-1932 Liber/Folio: 5328 / 353 (*Conveys a portion of the property)	Date: 10-25-1961 Liber/Folio: 1167 / 480 (*Conveys a portion of the property)

**Chain-of-Title Information**

2102 Oler Street  
Baltimore, MD

To: Warner Street, Inc., a Maryland corporation

From: Edward J. Levin and Andrea M. Mattei, Substitute Trustee's; and Hillco Investment Corporation, a  
Maryland corporation, by and for Gordon Cartons, Inc

Date: 3-14-1989

Liber/Folio: 2029 / 474

↑

To: Gordon Cartons, Inc.

From: The Real Estate and Improvement Company of Baltimore City

Date: 12-10-1951

Liber/Folio: 8660 / 584

**Chain-of-Title Information**

1501 Russell St  
Baltimore, MD

To: Mayor & City Council of Baltimore  
From: The Pheasant Warner Company, LLC  
Date: 11-3-2005  
Liber/Folio: 6923 / 359



To: The Pheasant Warner Company, LLC  
From: J. Fred Glose  
Date: 1-22-2001  
Liber/Folio: 1023 / 287



To: J. Fred Glose  
From: The Westport Corporation  
Date: 12-2-1988  
Liber/Folio: 1953 / 533



↗  
To: The Westport Corporation  
From: Maryland National Bank,  
Guardian for Marietta Watts,  
a person under disability  
Date: 4-5-1974  
Liber/Folio: 3115 / 884  
(\*conveys a portion of the property)



To: Marietta Watts  
From: Fidelity Trust Company, Surviving  
Trustee under the Last Will  
and Testament of Mary Ann  
Henrietta Watts, deceased  
Date: 11-20-1946  
Liber/Folio: 7038 / 391  
(\*conveys a portion of the property)

To: The Westport Corporation  
From: The Maryland Container  
Company  
Date: 6-6-1947  
Liber/Folio: 7173 / 149  
(\*conveys a portion of the property)



To: The Westport Corporation  
From: American Cyanamid Company  
Date: 4-28-1953  
Liber/Folio: 9138 / 207  
(\*conveys a portion of the property)

**Chain-of-Title Information**

1525 Russell St  
Baltimore, MD

To: Mayor & City Council of Baltimore  
From: The Pheasant Warner Company, LLC  
Date: 11-3-2005  
Liber/Folio: 6923 / 359



To: The Pheasant Warner Company, LLC  
From: J. Fred Glose  
Date: 1-22-2001  
Liber/Folio: 1023 / 287



To: J. Fred Glose  
From: The Westport Corporation  
Date: 12-2-1988  
Liber/Folio: 1953 / 533



↗  
To: The Westport Corporation  
From: Maryland National Bank,  
Guardian for Marietta Watts,  
a person under disability  
Date: 4-5-1974  
Liber/Folio: 3115 / 884  
(\*conveys a portion of the property)



To: Marietta Watts  
From: Fidelity Trust Company, Surviving  
Trustee under the Last Will  
and Testament of Mary Ann  
Henrietta Watts, deceased  
Date: 11-20-1946  
Liber/Folio: 7038 / 391  
(\*conveys a portion of the property)

To: The Westport Corporation  
From: The Maryland Container  
Company  
Date: 6-6-1947  
Liber/Folio: 7173 / 149  
(\*conveys a portion of the property)



To: The Westport Corporation  
From: American Cyanamid Company  
Date: 4-28-1953  
Liber/Folio: 9138 / 207  
(\*conveys a portion of the property)

### Chain-of-Title Information

1551 Russell St  
Baltimore, MD

To: Mayor & City Council of Baltimore  
From: The Pheasant Warner Company, LLC  
Date: 11-3-2005  
Liber/Folio: 6923 / 359



To: The Pheasant Warner Company, LLC  
From: J. Fred Glose  
Date: 1-22-2001  
Liber/Folio: 1023 / 287



To: J. Fred Glose  
From: The Westport Corporation  
Date: 12-2-1988  
Liber/Folio: 1953 / 533



↗  
To: The Westport Corporation  
From: Maryland National Bank,  
Guardian for Marietta Watts,  
a person under disability  
Date: 4-5-1974  
Liber/Folio: 3115 / 884  
(\*conveys a portion of the property)



To: Marietta Watts  
From: Fidelity Trust Company, Surviving  
Trustee under the Last Will  
and Testament of Mary Ann  
Henrietta Watts, deceased  
Date: 11-20-1946  
Liber/Folio: 7038 / 391  
(\*conveys a portion of the property)

To: The Westport Corporation  
From: The Maryland Container  
Company  
Date: 6-6-1947  
Liber/Folio: 7173 / 149  
(\*conveys a portion of the property)



To: The Westport Corporation  
From: American Cyanamid Company  
Date: 4-28-1953  
Liber/Folio: 9138 / 207  
(\*conveys a portion of the property)

**Chain-of-Title Information**

1501 Warner Street  
Baltimore, MD

To: Warner Street, Inc., a Maryland corporation

From: Edward J. Levin and Andrea M. Mattei, Substitute Trustee's; and Hillco Investment Corporation, a Maryland corporation, by and for Gordon Cartons, Inc.

Date: 3-14-1989

Liber/Folio: 2029 / 474

↑

To: Gordon Cartons, Inc.

From: Isidore Hettleman, Emanuel Hettleman and David Hettleman, surviving Directors and Trustees for the creditors, stockholders and members of the Bayard Realty Corporation

Date: 9-2-1965

Liber/Folio: 1959 / 130

**Chain-of-Title Information**

1601 Warner Street  
Baltimore, MD

To: Warner Street, Inc., a Maryland Corporation  
From: Edward J. Levin and Andrea M. Mattei, Substitute Trustee's; and Hillco Investment Corporation, a  
Maryland Corporation, by and for Gordon Cartons, Inc.

Date: 3-14-1989

Liber/Folio: 2029 / 474

↑

To: Gordon Cartons, Inc.

From: James B. McNeil & Company, Inc.

Date: 9-6-1957

Liber/Folio: 190 / 472

**Chain-of-Title Information**

1629 Warner Street  
Baltimore, MD

To: Warner Street, Inc., a Maryland corporation  
From: Edward J. Levin and Andrea M. Mattei, Substitute Trustee's; and Hillco Investment Corporation, a  
Maryland corporation

Date: 3-14-1989

Liber/Folio: 2029 / 474

↑

To: Gordon Cartons, Inc. (Merger)  
From: Gordon Lavin Paper Box Company  
Date: 7-9-1643

Liber/Folio: 6492 / 572



### Chain-of-Title Information

1633 Warner Street  
Baltimore, MD

To: Warner Street, Inc., a Maryland Corporation  
From: Edward J. Levin and Andrea M. Mattei, substitute  
Trustee's; and Hillco Investment Corporation  
a Maryland corporation  
Date: 3-14-1989  
Liber/Folio: 2029 / 474 (Foreclosure deed)

↑

To: Gordon Cartons, Inc.  
From: Anne Lee Cook, Paul G. Wist and W. Gibbs  
McKenny, Personal Representatives of the Will  
of the Estate of Anne H. Bowen, deceased  
Date: 6-23-1981  
Liber/Folio: 4066 / 38

↑

To: Herbert Bowen and Anne H. Bowen, his wife  
From: Beulah Bruehl  
Date: 10-30-1947  
Liber/Folio: 7258 / 268  
Deed of Assignment

↑

To: Herbert Bowen and Anne H. Bowen, his wife  
From: William O. head and Virginia Head  
Date: 10-30-1947  
Liber/Folio: 7258 / 261  
Deed of Reversion. Herbert L. Bowen died  
7-3-1949. Anne H. Bowen died 6-16-1979.

Chain-of-Title Information 1645 Warner Street Baltimore, MD							
To: Mayor and City Council of Baltimore From: The Real Estate and Improvement Company of Baltimore City Date: 5-3-1976 Liber/Folio: 3342 / 718							
↗	↗	↗	↗	↖	↖	↖	↖
To: The Real Estate and Improvement Company of Baltimore City From: Lyman T. Ranstead	To: The Real Estate and Improvement Company of Baltimore City From: Spring Garden Wharf & Land Company	To: The Real Estate and Improvement Company of Baltimore City From: American Ice Company	To: The Real Estate and Improvement Company of Baltimore City From: The Title Holding Company	To: The Real Estate and Improvement Company of Baltimore City From: The Title Holding Company	To: The Real Estate and Improvement Company of Baltimore City From: The Title Holding Company	To: The Real Estate and Improvement Company of Baltimore City From: Sun Oil Company	To: The Real Estate and Improvement Company of Baltimore City From: Letom Inn Corporation
Date: 7-11-1908 Liber/Folio: 2514 / 116 (*Conveys a portion of the property)	Date: 5-28-1923 Liber/Folio: 4020 / 19 (*Conveys a portion of the property)	Date: 6-29-1923 Liber/Folio: 4045 / 250 (*Conveys a portion of the property)	Date: 8-9-1926 Liber/Folio: 4616 / 273 (*Conveys a portion of the property)	Date: 5-23-1927 Liber/Folio: 4740 / 350 (*Conveys a portion of the property)	Date: 5-13-1929 Liber/Folio: 5003 / 383 (*Conveys a portion of the property)	Date: 9-13-1932 Liber/Folio: 5328 / 353 (*Conveys a portion of the property)	Date: 10-25-1961 Liber/Folio: 1167 / 480 (*Conveys a portion of the property)

**Chain-of-Title Information**

2104 Worcester Street  
Baltimore, MD

To: Warner Street, Inc., a Maryland corporation

From: Edward J. Levin and Andrea M. Mattei, Substitute Trustee's; and Hilleo Investment Corporation, a Maryland corporation, by and for Gordon Cartons, Inc.

Date: 3-14-1989

Liber Folio: 2029 474

↑

To: Gordon Cartons, Inc. (Merger)

From: Gordon Lavin Paper Box Company

Date: 7-9-1943

Liber Folio: 6492 572



2055 East Rio Salado Parkway, Suite 201  
Tempe, Arizona 85281

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Fax Number: (480) 966-9422

Web Site: [www.netronline.com](http://www.netronline.com)

## **HISTORICAL CHAIN OF TITLE REPORT**

**2110 HAINES STREET  
BALTIMORE, MARYLAND**

**Submitted to:**

**KCI TECHNOLOGIES**  
10 North Park Drive  
Baltimore, Maryland 21030  
4103167969

**Attention: Douglas Talaber**

**Project No. N07-00104**

**Tuesday, January 23, 2007**

**NETR- Real Estate Research & Information** hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

**MAYOR AND CITY COUNCIL OF BATLIMORE**

The following is the current property legal description:

All those certain pieces or parcels of land being Ward 21, Section 09, Block 0840, Lot 004, lying and situate in the City of Baltimore and the State of Maryland.

## **1. HISTORICAL CHAIN OF TITLE**

1. DEED:

RECORDED: 07-11-1908  
GRANTOR: Lyman T. Ranstead  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 2514, Pg 116  
COMMENTS: Conveys a portion of the property.

2. DEED:

RECORDED: 05-28-1923  
GRANTOR: Spring Garden Wharf & Land Company  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: BK 4020, Pg 19  
COMMENTS: Conveys a portion of the property.

3. DEED:

RECORDED: 06-29-1923  
GRANTOR: American Ice Company  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 4045, Pg 250  
COMMENTS: Conveys a portion of the property.

4. DEED:

RECORDED: 08-09-1926  
GRANTOR: The Title Holding Company  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 4616, Pg 273  
COMMENTS: Conveys a portion of the property.

5. DEED:

RECORDED: 05-23-1927  
GRANTOR: The Title Holding Company  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 4740, Pg 350  
COMMENTS: Conveys a portion of the property.

6. DEED:  
RECORDED: 05-13-1929  
GRANTOR: The Title Holding Company  
GRANTEE: The Real Estate and Improvement Company of Baltimore City  
INSTRUMENT: Bk 5003, Pg 383  
COMMENTS: Conveys a portion of the property.
7. DEED:  
RECORDED: 09-13-1932  
GRANTOR: Sun Oil Company  
GRANTEE: The Real Estate and Improvement Company of Baltimore City  
INSTRUMENT: Bk 5328, Pg 353  
COMMENTS: Conveys a portion of the property.
8. DEED:  
RECORDED: 10-25-1961  
GRANTOR: Letom Inn Corporation  
GRANTEE: The Real Estate and Improvement Company of Baltimore City  
INSTRUMENT: Bk 1167, Pg 480  
COMMENTS: Conveys a portion of the property.
9. DEED:  
RECORDED: 05-03-1976  
GRANTOR: The Real Estate and Improvement Company of Baltimore City  
GRANTEE: The Mayor and City Council of Baltimore  
INSTRUMENT: Bk 3342, Pg 718
10. DEED:  
RECORDED: 08-09-1978  
GRANTOR: The Mayor and City Council of Baltimore  
GRANTEE: Warner-Fruehauf Trailer Company, Inc., a Maryland corporation  
INSTRUMENT: Bk 3649, Pg 772
11. DEED:  
RECORDED: 05-10-1988  
GRANTOR: Warner-Fruehauf Trailer Company, Inc., a Maryland corporation  
GRANTEE: Baltimore Gateway Joint Venture, a Maryland general partnership  
INSTRUMENT: Bk 1700, Pg 182



12. DEED:

RECORDED: 01-19-2000  
GRANTOR: Baltimore Gateway Joint Venture, a Maryland general  
partnership  
GRANTEE: AT & T Corporation, a New York corporation  
INSTRUMENT: Bk 51, Pg 49

13. DEED:

RECORDED: 11-19-2003  
GRANTOR: AT & T Corporation, a New York corporation  
GRANTEE: Mayor & City Council of Baltimore  
INSTRUMENT: Bk 4666, pg 18

## **2. LEASES AND MISCELLANEOUS**

1. No leases or environmental liens were found of record.

### **3. LIMITATION**

This report was prepared for the use of KCI Technologies, exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. NETR- Real Estate Research & Information does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



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Fax Number: (480) 966-9422

Web Site: [www.netronline.com](http://www.netronline.com)

## **HISTORICAL CHAIN OF TITLE REPORT**

**2119 HAINES STREET  
BALTIMORE, MARYLAND**

**Submitted to:**

**KCI TECHNOLOGIES**  
10 North Park Drive  
Baltimore, Maryland 21030  
4103167969

**Attention: Douglas Talaber**

**Project No. N07-00093**

**Friday, January 26, 2007**

**NETR- Real Estate Research & Information** hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

**MAYOR AND CITY COUNCIL OF BALTIMORE**

The following is the current property legal description:

All those certain pieces or parcels of land being Ward 21, Section 09, Block 0840, Lot 003, lying and situate in Baltimore City, and the State of Maryland.

## **1. HISTORICAL CHAIN OF TITLE**

### **1. DEED:**

RECORDED: 07-11-1908  
GRANTOR: Lyman T. Ranstead  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 2514, Pg 116  
COMMENTS: Conveys a portion of the property.

### **2. DEED:**

RECORDED: 05-28-1923  
GRANTOR: Spring Garden Wharf & Land Company  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: BK 4020, Pg 19  
COMMENTS: Conveys a portion of the property.

### **3. DEED:**

RECORDED: 06-29-1923  
GRANTOR: American Ice Company  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 4045, Pg 250  
COMMENTS: Conveys a portion of the property.

### **4. DEED:**

RECORDED: 08-09-1926  
GRANTOR: The Title Holding Company  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 4616, Pg 273  
COMMENTS: Conveys a portion of the property.

### **5. DEED:**

RECORDED: 05-23-1927  
GRANTOR: The Title Holding Company  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 4740, Pg 350  
COMMENTS: Conveys a portion of the property.

6. DEED:  
RECORDED: 05-13-1929  
GRANTOR: The Title Holding Company  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 5003, Pg 383  
COMMENTS: Conveys a portion of the property.
7. DEED:  
RECORDED: 09-13-1932  
GRANTOR: Sun Oil Company  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 5328, Pg 353  
COMMENTS: Conveys a portion of the property.
8. DEED:  
RECORDED: 10-25-1961  
GRANTOR: Letom Inn Corporation  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 1167, Pg 480  
COMMENTS: Conveys a portion of the property.
9. DEED:  
RECORDED: 05-03-1976  
GRANTOR: The Real Estate and Improvement Company of  
Baltimore City  
GRANTEE: Mayor and City Council of Baltimore  
INSTRUMENT: Bk 3342, Pg 718



## **2. LEASES AND MISCELLANEOUS**

1. No leases or environmental liens were found of record.

### **3. LIMITATION**

This report was prepared for the use of KCI Technologies, exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. NETR- Real Estate Research & Information does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



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Web Site: [www.netronline.com](http://www.netronline.com)

## **HISTORICAL CHAIN OF TITLE REPORT**

**2102 OLER STREET  
BALTIMORE, MARYLAND**

**Submitted to:**

**ENVIRONMENTAL DATA RESOURCES, INC.**  
**C/O**  
**KCI TECHNOLOGIES**  
10 North Park Drive  
Baltimore, Maryland 21030  
4103167969

**Attention: Douglas Talaber**

**Project No. N07-00102**

**Thursday, January 11, 2007**

**NETR- Real Estate Research & Information** hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

WARNER STREET, INC., a Maryland corporation

The following is the current property legal description:

All those certain pieces or parcels of land being in Ward 21, Section 09, Block 0844A, Lot 5, lying and situate in Baltimore City and the State of Maryland.

## **1. HISTORICAL CHAIN OF TITLE**

1. The Real Estate and improvement Company of Baltimore City acquired title to the property prior to 1940.

2. DEED:

RECORDED: 12-10-1951  
GRANTOR: The Real Estate and Improvement Company of  
Baltimore City  
GRANTEE: Gordon Cartons, Inc.  
INSTRUMENT: Bk 8660, Pg 584

3. DEED:

RECORDED: 03-14-1989  
GRANTOR: Edward J. Levin and Andrea M. Mattei, Substitute  
Trustee's; and Hillco Investment Corporation, a  
Maryland corporation, by and for Gordon Cartons, Inc  
GRANTEE: Warner Street, Inc., a Maryland corporation  
INSTRUMENT: Bk 2029, Pg 474

## **2. LEASES AND MISCELLANEOUS**

1. No leases or environmental liens were found of record.

### **3. LIMITATION**

This report was prepared for the use of Environmental Data Resources, Inc., and KCI Technologies, exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. NETR- Real Estate Research & Information does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



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Phone: (480) 967-6752

Fax Number: (480) 966-9422

Web Site: [www.netronline.com](http://www.netronline.com)

## **HISTORICAL CHAIN OF TITLE REPORT**

**1501 RUSSELL STREET  
BALTIMORE, MARYLAND**

**Submitted to:**

**KCI TECHNOLOGIES**  
10 North Park Drive  
Baltimore, Maryland 21030  
4103167969

**Attention: Douglas Talaber**

**Project No. N07-00094**

**Tuesday, January 23, 2007**

**NETR- Real Estate Research & Information** hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

**MAYOR AND CITY COUNCIL OF BALTIMORE**

The following is the current property legal description:

All those certain pieces or parcels of land being Ward 21, Section 09, Block 0841, Lot 001, lying and situate in the City of Baltimore City, and the State of Maryland.



## **1. HISTORICAL CHAIN OF TITLE**

1. DEED:  
RECORDED: 11-20-1946  
GRANTOR: Fidelity Trust Company, Surviving Trustee under the Last Will and Testament of Mary Ann Henrietta Watts, deceased  
GRANTEE: Marietta Watts  
INSTRUMENT: Bk 7038, Pg 391  
COMMENTS: Conveys a portion of the property.
2. DEED:  
RECORDED: 06-06-1947  
GRANTOR: The Maryland Container Company  
GRANTEE: The Westport Corporation  
INSTRUMENT: Bk 7173, Pg 149  
COMMENTS: Conveys a portion of the property.
3. DEED:  
RECORDED: 04-28-1953  
GRANTOR: American Cyanamid Company  
GRANTEE: The Westport Corporation  
INSTRUMENT: Bk 9138, Pg 207  
COMMENTS: Conveys a portion of the property.
4. DEED:  
RECORDED: 04-05-1974  
GRANTOR: Maryland National Bank, Guardian for Marietta Watts, a person under disability  
GRANTEE: The Westport Corporation  
INSTRUMENT: Bk 3115, Pg 884  
COMMENTS: Conveys a portion of the property.
5. DEED:  
RECORDED: 12-2-1988  
GRANTOR: The Westport Corporation  
GRANTEE: J. Fred Glose  
INSTRUMENT: Bk 1953, Pg 533
6. DEED:  
RECORDED: 01-22-2001  
GRANTOR: J. Fred Glose  
GRANTEE: The Pheasant Warner Company, LLC  
INSTRUMENT: Bk 1023, pg 287

7. DEED:

RECORDED: 11-03-2005  
GRANTOR: The Pheasant Warner Company, LLC  
GRANTEE: Mayor & City Council of Baltimore  
INSTRUMENT: Bk 6923, Pg 359

## **2. LEASES AND MISCELLANEOUS**

1. No leases or environmental liens were found of record.

### **3. LIMITATION**

This report was prepared for the use of KCI Technologies, exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. NETR- Real Estate Research & Information does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.



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Web Site: [www.netronline.com](http://www.netronline.com)

## **HISTORICAL CHAIN OF TITLE REPORT**

**1525 RUSSELL STREET  
BALTIMORE, MARYLAND**

**Submitted to:**

**KCI TECHNOLOGIES**  
10 North Park Drive  
Baltimore, Maryland 21030  
4103167969

**Attention: Douglas Talaber**

**Project No. N07-00096**

**Tuesday, January 23, 2007**

**NETR- Real Estate Research & Information** hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

**MAYOR AND CITY COUNCIL OF BALTIMORE**

The following is the current property legal description:

All those certain pieces or parcels of land being Ward 21, Section 09, Block 0841, Lot 003, lying and situate in the City of Baltimore City, and the State of Maryland.

## **1. HISTORICAL CHAIN OF TITLE**

1. DEED:  
RECORDED: 11-20-1946  
GRANTOR: Fidelity Trust Company, Surviving Trustee under the Last Will and Testament of Mary Ann Henrietta Watts, deceased  
  
GRANTEE: Marietta Watts  
INSTRUMENT: Bk 7038, Pg 391  
COMMENTS: Conveys a portion of the property.
2. DEED:  
RECORDED: 06-06-1947  
GRANTOR: The Maryland Container Company  
GRANTEE: The Westport Corporation  
INSTRUMENT: Bk 7173, Pg 149  
COMMENTS: Conveys a portion of the property.
3. DEED:  
RECORDED: 04-28-1953  
GRANTOR: American Cyanamid Company  
GRANTEE: The Westport Corporation  
INSTRUMENT: Bk 9138, Pg 207  
COMMENTS: Conveys a portion of the property.
4. DEED:  
RECORDED: 04-05-1974  
GRANTOR: Maryland National Bank, Guardian for Marietta Watts, a person under disability  
  
GRANTEE: The Westport Corporation  
INSTRUMENT: Bk 3115, Pg 884  
COMMENTS: Conveys a portion of the property.
5. DEED:  
RECORDED: 12-2-1988  
GRANTOR: The Westport Corporation  
GRANTEE: J. Fred Glose  
INSTRUMENT: Bk 1953, Pg 533
6. DEED:  
RECORDED: 01-22-2001  
GRANTOR: J. Fred Glose  
GRANTEE: The Pheasant Warner Company, LLC  
INSTRUMENT: Bk 1023, pg 287

7. DEED:

RECORDED: 11-03-2005  
GRANTOR: The Pheasant Warner Company, LLC  
GRANTEE: Mayor & City Council of Baltimore  
INSTRUMENT: Bk 6923, Pg 359



## **2. LEASES AND MISCELLANEOUS**

1. No leases or environmental liens were found of record.

### **3. LIMITATION**

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## **HISTORICAL CHAIN OF TITLE REPORT**

**1551 RUSSELL STREET  
BALTIMORE, MARYLAND**

**Submitted to:**

**KCI TECHNOLOGIES**  
10 North Park Drive  
Baltimore, Maryland 21030  
4103167969

**Attention: Douglas Talaber**

**Project No. N07-00097**

**Tuesday, January 23, 2007**

**NETR- Real Estate Research & Information** hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

**MAYOR AND CITY COUNCIL OF BALTIMORE**

The following is the current property legal description:

All those certain pieces or parcels of land being Ward 21, Section 09, Block 0841, Lot 004, lying and situate in the City of Baltimore City, and the State of Maryland.

## **1. HISTORICAL CHAIN OF TITLE**

1. DEED:  
RECORDED: 11-20-1946  
GRANTOR: Fidelity Trust Company, Surviving Trustee under the Last Will and Testament of Mary Ann Henrietta Watts, deceased  
  
GRANTEE: Marietta Watts  
INSTRUMENT: Bk 7038, Pg 391  
COMMENTS: Conveys a portion of the property.
2. DEED:  
RECORDED: 06-06-1947  
GRANTOR: The Maryland Container Company  
GRANTEE: The Westport Corporation  
INSTRUMENT: Bk 7173, Pg 149  
COMMENTS: Conveys a portion of the property.
3. DEED:  
RECORDED: 04-28-1953  
GRANTOR: American Cyanamid Company  
GRANTEE: The Westport Corporation  
INSTRUMENT: Bk 9138, Pg 207  
COMMENTS: Conveys a portion of the property.
4. DEED:  
RECORDED: 04-05-1974  
GRANTOR: Maryland National Bank, Guardian for Marietta Watts, a person under disability  
  
GRANTEE: The Westport Corporation  
INSTRUMENT: Bk 3115, Pg 884  
COMMENTS: Conveys a portion of the property.
5. DEED:  
RECORDED: 12-2-1988  
GRANTOR: The Westport Corporation  
GRANTEE: J. Fred Glose  
INSTRUMENT: Bk 1953, Pg 533
6. DEED:  
RECORDED: 01-22-2001  
GRANTOR: J. Fred Glose  
GRANTEE: The Pheasant Warner Company, LLC  
INSTRUMENT: Bk 1023, pg 287

7. DEED:

RECORDED: 11-03-2005  
GRANTOR: The Pheasant Warner Company, LLC  
GRANTEE: Mayor & City Council of Baltimore  
INSTRUMENT: Bk 6923, Pg 359

## **2. LEASES AND MISCELLANEOUS**

1. No leases or environmental liens were found of record.

### **3. LIMITATION**

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## **HISTORICAL CHAIN OF TITLE REPORT**

**1501 WARNER STREET  
BALTIMORE, MARYLAND**

**Submitted to:**

**ENVIRONMENTAL DATA RESOURCES, INC.**  
**C/O**  
**KCI TECHNOLOGIES**  
10 North Park Drive  
Baltimore, Maryland 21030  
4103167969

**Attention: Douglas Talaber**

**Project No. N07-00095**

**Thursday, January 11, 2007**

**NETR- Real Estate Research & Information** hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

WARNER STREET, INC., a Maryland corporation

The following is the current property legal description:

All those certain pieces or parcels of land being 1.36 acres and Ward 21, Section 09, Block 0844A, Lot 1, lying and situate in Baltimore City and the State of Maryland.

## **1. HISTORICAL CHAIN OF TITLE**

### **1. DEED:**

RECORDED: 09-02-1965  
GRANTOR: Isidore Hettleman, Emanuel Hettleman and David Hettleman, surviving Directors and Trustees for the creditors, stockholders and members of the Bayard Realty Corporation  
GRANTEE: Gordon Cartons, Inc.  
INSTRUMENT: Bk 1959, Pg 130

### **DEED:**

RECORDED: 03-14-1989  
GRANTOR: Edward J. Levin and Andrea M. Mattei, Substitute Trustee's; and Hillco Investment Corporation, a Maryland corporation, by and for Gordon Cartons, Inc  
GRANTEE: Warner Street, Inc., a Maryland corporation  
INSTRUMENT: Bk 2029, Pg 474

## **2. LEASES AND MISCELLANEOUS**

1. No leases or environmental liens were found of record.

### **3. LIMITATION**

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## **HISTORICAL CHAIN OF TITLE REPORT**

**1601 WARNER STREET  
BALTIMORE, MARYLAND**

**Submitted to:**

**ENVIRONMENTAL DATA RESOURCES, INC.  
C/O**

**KCI TECHNOLOGIES  
10 North Park Drive  
Baltimore, Maryland 21030  
4103167969**

**Attention: Douglas Talaber**

**Project No. N07-00098**

**Thursday, January 11, 2007**

**NETR- Real Estate Research & Information** hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

**WARNER STREET, INC.**, a Maryland corporation

The following is the current property legal description:

All those certain pieces or parcels of land being Lot 1A, Block 844A, Section 9, Ward 21, lying and situate in Baltimore City, and the State of Maryland.

## 1. HISTORICAL CHAIN OF TITLE

### 1. DEED:

RECORDED: 09-06-1957  
GRANTOR: James B. McNeal & Company, Inc.  
GRANTEE: Gordon Cartoons, Inc.  
INSTRUMENT: Bk 190, Pg 472

### 2. DEED:

RECORDED: 03-14-1989  
GRANTOR: Edward J. Levin and Andrea M. Mattei, Substitute  
Trustee's; and Hilco Investment Corporation, a  
Maryland corporation, by and for Gordon Cartons, Inc.  
GRANTEE: Warner Street, Inc., a Maryland corporation  
INSTRUMENT: Bk 2029, Pg 474

## **2. LEASES AND MISCELLANEOUS**

1. No leases or environmental liens were found of record.



### **3. LIMITATION**

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## **HISTORICAL CHAIN OF TITLE REPORT**

**1629 WARNER STREET  
BALTIMORE, MARYLAND**

**Submitted to:**

**ENVIRONMENTAL DATA RESOURCES, INC.  
C/O  
KCI TECHNOLOGIES  
10 North Park Drive  
Baltimore, Maryland 21030  
4103167969**

**Attention: Douglas Talaber**

**Project No. N07-00099**

**Thursday, January 11, 2007**

**NETR- Real Estate Research & Information** hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

WARNER STREET, INC., a Maryland corporation

The following is the current property legal description:

All those certain pieces or parcels of land being 0.66 acres and Ward 21, Section 09, Block 0844A, Lot 2, lying and situate in Baltimore City and the State of Maryland.

## **1. HISTORICAL CHAIN OF TITLE**

1. Gordon Lavin Paper Box Company acquired title to the property prior to 1940.

### **2. MERGER**

RECORDED: 07-09-1943  
GRANTOR: Gordon Lavin Paper Box Company  
GRANTEE: Gordon Cartons, Inc.  
INSTRUMENT: Bk 6492, Pg 572

### **3. DEED (Foreclosure Deed):**

RECORDED: 03-14-1989  
GRANTOR: Edward J. Levin and Andrea M. Mattei, Substitute  
Trustee's; and Hillco Investment Corporation, a  
Maryland corporation  
GRANTEE: Warner Street, Inc., a Maryland corporation  
INSTRUMENT: Bk 2029, Pg 474

## **2. LEASES AND MISCELLANEOUS**

1. No leases or environmental liens were found of record.

### **3. LIMITATION**

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## **HISTORICAL CHAIN OF TITLE REPORT**

**1633 WARNER STREET  
BALTIMORE, MARYLAND**

**Submitted to:**

**ENVIRONMENTAL DATA RESOURCES, INC.**  
**C/O**  
**KCI TECHNOLOGIES**  
10 North Park Drive  
Baltimore, Maryland 21030  
4103167969

**Attention: Douglas Talaber**

**Project No. N07-00100**

**Thursday, January 11, 2007**

**NETR- Real Estate Research & Information** hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

WARNER STREET, INC., a Maryland corporation

The following is the current property legal description:

All those certain pieces or parcels of land being in Ward 21, Section 09, Block 0844A, Lot 3, lying and situate in Baltimore City and the State of Maryland.

## **1. HISTORICAL CHAIN OF TITLE**

### **1. DEED OF ASSIGNMENT:**

RECORDED: 10-30-1947  
GRANTOR: Beulah Bruehl  
GRANTEE: Herbert Bowen and Anne H. Bowen, his wife  
INSTRUMENT: Bk 7258, Pg 268

### **2. DEED OF REVERSION:**

RECORDED: 10-30-1947  
GRANTOR: William O. Head and Virginia Head  
GRANTEE: Herbert Bowen and Anne H. Bowen, his wife  
INSTRUMENT: Bk 7258, Pg 261  
COMMENTS: Herbert L. Bowen died 07-03-1949. Anne H. Bowen died 06-16-1979.

### **3. DEED:**

RECORDED: 06-23-1981  
GRANTOR: Anne Lee Cook, Paul G. Wist and W. Gibbs McKenney,  
Personal Representatives of the Will of the Estate of  
Anne H. Bowen, deceased  
GRANTEE: Gordon Cartons, Inc.  
INSTRUMENT: Bk 4066, Pg 38

### **4. DEED (Foreclosure Deed):**

RECORDED: 03-14-1989  
GRANTOR: Edward J. Levin and Andrea M. Mattei, Substitute  
Trustee's; and Hillco Investment Corporation, a  
Maryland corporation  
GRANTEE: Warner Street, Inc., a Maryland corporation  
INSTRUMENT: Bk 2029, Pg 474

## **2. LEASES AND MISCELLANEOUS**

1. No leases or environmental liens were found of record.



### **3. LIMITATION**

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## **HISTORICAL CHAIN OF TITLE REPORT**

**1645 WARNER STREET  
BALTIMORE, MARYLAND**

**Submitted to:**

**KCI TECHNOLOGIES**  
10 North Park Drive  
Baltimore, Maryland 21030  
4103167969

**Attention: Douglas Talaber**

**Project No. N07-00101**

**Friday, January 26, 2007**

**NETR- Real Estate Research & Information** hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

**MAYOR AND CITY COUNCIL OF BALTIMORE**

The following is the current property legal description:

All those certain pieces or parcels of land being Ward 21, Section 09, Block 0840, Lot 002, lying and situate in Baltimore City, and the State of Maryland.

## **1. HISTORICAL CHAIN OF TITLE**

### **1. DEED:**

RECORDED: 07-11-1908  
GRANTOR: Lyman T. Ranstead  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 2514, Pg 116  
COMMENTS: Conveys a portion of the property.

### **2. DEED:**

RECORDED: 05-28-1923  
GRANTOR: Spring Garden Wharf & Land Company  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: BK 4020, Pg 19  
COMMENTS: Conveys a portion of the property.

### **3. DEED:**

RECORDED: 06-29-1923  
GRANTOR: American Ice Company  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 4045, Pg 250  
COMMENTS: Conveys a portion of the property.

### **4. DEED:**

RECORDED: 08-09-1926  
GRANTOR: The Title Holding Company  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 4616, Pg 273  
COMMENTS: Conveys a portion of the property.

### **5. DEED:**

RECORDED: 05-23-1927  
GRANTOR: The Title Holding Company  
GRANTEE: The Real Estate and Improvement Company of  
Baltimore City  
INSTRUMENT: Bk 4740, Pg 350  
COMMENTS: Conveys a portion of the property.

6. DEED:
- |             |   |
|-------------|---|
| RECORDED:   | 05-13-1929  |
| GRANTOR:    | The Title Holding Company                                 |
| GRANTEE:    | The Real Estate and Improvement Company of Baltimore City |
| INSTRUMENT: | Bk 5003, Pg 383   |
| COMMENTS:   | Conveys a portion of the property.                        |
7. DEED:
- |             |   |
|-------------|---|
| RECORDED:   | 09-13-1932  |
| GRANTOR:    | Sun Oil Company   |
| GRANTEE:    | The Real Estate and Improvement Company of Baltimore City |
| INSTRUMENT: | Bk 5328, Pg 353   |
| COMMENTS:   | Conveys a portion of the property.                        |
8. DEED:
- |             |   |
|-------------|---|
| RECORDED:   | 10-25-1961  |
| GRANTOR:    | Letom Inn Corporation                                     |
| GRANTEE:    | The Real Estate and Improvement Company of Baltimore City |
| INSTRUMENT: | Bk 1167, Pg 480   |
| COMMENTS:   | Conveys a portion of the property.                        |
9. DEED:
- |             |   |
|-------------|---|
| RECORDED:   | 05-03-1976  |
| GRANTOR:    | The Real Estate and Improvement Company of Baltimore City |
| GRANTEE:    | Mayor and City Council of Baltimore                       |
| INSTRUMENT: | Bk 3342, Pg 718   |

## **2. LEASES AND MISCELLANEOUS**

1. No leases or environmental liens were found of record.

### **3. LIMITATION**

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Web Site: [www.netronline.com](http://www.netronline.com)

## **HISTORICAL CHAIN OF TITLE REPORT**

**2104 WORCESTER STREET  
BALTIMORE, MARYLAND**

**Submitted to:**

**KCI TECHNOLOGIES**

10 North Park Drive  
Baltimore, Maryland 21030  
4103167969

**Attention: Douglas Talaber**

**Project No. N07-00103**

**Friday, January 19, 2007**

**NETR- Real Estate Research & Information** hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

WARNER STREET, INC., a Maryland corporation

The following is the current property legal description:

All those certain pieces or parcels of land being in Ward 21, Section 09, Block 0844A, Lot 10, lying and situate in Baltimore City and the State of Maryland.

## **1. HISTORICAL CHAIN OF TITLE**

1. Gordon Lavin Paper Box Company acquired title to the property prior to 1940.

2. MERER:

RECORDED: 07-09-1943  
GRANTOR: Gordon Lavin Paper Box Company  
GRANTEE: Gordon Cartons, Inc.  
INSTRUMENT: Bk 6492, Pg 572

3. DEED (FORECLOSURE):

RECORDED: 03-14-1989  
GRANTOR: Edward J. Levin and Andrea M. Mattei, Substitute  
Trustee's; and Hillco Investment Corporation, a  
Maryland corporation, by and for Gordon Cartons, Inc.  
GRANTEE: Warner Street, Inc., a Maryland corporation  
INSTRUMENT: Bk 2029, Pg 474



## **2. LEASES AND MISCELLANEOUS**

1. No leases or environmental liens were found of record.

### **3. LIMITATION**

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