ENGINEERS · PLANNERS · SCIENTISTS · CONSTRUCTION MANAGERS

936 Ridgebrook Road • Sparks, MD 21152 • Phone 410-316-7800 • Fax 410-316-7885

May 20, 2009

Ms. Katie A. Giordano
Baltimore Development Corporation
36 South Charles St., Suite 1600
Baltimore, MD 21201

RE: Addendum to Phase II Environmental Site Assessment

Gateway South Redevelopment Properties Former Warner Street Inc. Properties Baltimore, Maryland KCI Project No. 01-05437013

Dear Ms. Giordano:

KCI Technologies, Inc. (KCI) appreciates the opportunity to provide our services on this project. KCI recently completed a Phase II Environmental Site Assessment (ESA) report for the above referenced properties dated April 29, 2009. Many of the soil samples were found to contain detectable concentrations of mercury.

In accordance with Maryland VCP protocols, KCI has requested speciation of the mercury results in the four (4) soil samples having the highest mercury concentrations identified during the Phase II ESA. The analysis was performed by the contract laboratory, Microbac Laboratories, Inc. of Baltimore, Maryland. Results are reported in Table 1 below. The laboratory Certificates of Analysis and Chain-of Custody Record are included in Attachment A.

Table 1 – Summary of Elemental Mercury Supplemental Analysis

Sample (Depth)	Total Mercury	Mercury, Elemental
SB-42 (4-6')	2.5 mg/kg	0.162 mg/kg
SB-D-50 (9-11')	4.8 mg/kg	0.945 mg/kg
SB-48 (4-6')	4.1 mg/kg	0.128 mg/kg
SB-D-47 (8-12')	14 mg/kg	0.688 mg/kg

The elemental mercury results ranged from 0.162 to 0.688 mg/kg. There is no MDE Clean Up Standard (CUS) for elemental mercury in soil; instead, an applicant is advised that the vapor intrusion and inhalation of volatiles and dust pathways should be evaluated when mercury results exceed the regional mercury Anticipated Typical Concentration (ATC) (MDE, 2008). The ATC for mercury in the eastern Maryland region is 0.51 mg/kg. Two (2) of the elemental mercury results exceeded the ATC for mercury.

However, the elemental mercury concentrations were below the screening levels presented for residential (4.3 mg/kg) and non-residential (24 mg/kg) soils on the EPA Region III Regional Screening Level Table (April 2009).

KCI recommends that the applicant provide the above information to MDE to assist with decisions regarding remedial actions at the properties.

Sincerely,

KCI Technologies, Inc.

James M. Moulsdale

Environmental Scientist

Geo-Environmental Division

Junes Molshur

Attachment A

Laboratory Certificates of Analysis and Chain-of-Custody Record



Baltimore Division
2101 Van Deman Street • Baltimore, MD 21224

Phone: 410-633-1800 Fax: 410-633-6553 www.microbac.com

COVER LETTER

Will Lyman KCI Technologies 936 Ridgebrook Road Sparks, MD 21152 May 19, 2009 Report No.: 09E0210

RE: Gateway South

The report of analyses contains test results for samples received at Microbac Laboratories, Inc., Baltimore Division on 05/07/2009 09:50.

The enclosed results were obtained from and applicable to the sample(s) as received at the laboratory. All sample results are reported on an "as received" basis unless otherwise noted.

All data included in this report has been reviewed and meet the applicable project and certification specific requirements, unless otherwise noted.

This report has been paginated in its entirety and shall not be reproduced except in full, without the written approval of Microbac Laboratories, Inc.

We appreciate the opportunity to service your analytical needs. If you have any questions, please feel free to contact us.

This Data Package contains the following:

- This Cover Page
- Sample Summary
- Test Results
- Notes and Definitions
- Cooler Receipt Log
- Chain of Custody

Lesa Diant

5/19/2009

Final report reviewed by:

Lisa M. Grant/Project Manager

Report issue date

All samples received in proper condition and results conform to ISO 17025 standards unless otherwise noted.

If we have not met or exceeded your expectations, please contact the Director or Trevor Boyce, President at tboyce@microbac.com or Robert Morgan, Chief Operation Officer, at rmorgan@microbac.com.



Baltimore Division

2101 Van Deman Street • Baltimore, MD 21224

Phone: 410-633-1800 Fax: 410-633-6553 www.microbac.com

CERTIFICATE OF ANALYSIS

KCI Technologies Project: Gateway South
936 Ridgebrook Road Project Number: Gateway South
Sparks, MD 21152 Project Manager: Will Lyman

Report: 09E0210

Reported: 05/19/2009 10:08

SAMPLE SUMMARY

Sample ID	Laboratory ID	Matrix	Туре	Date Sampled	Date Received
SB-42	09E0210-04	Solid	Not Specified	3/30/09 15:10	5/7/09 9:50
SB-D-50	09E0210-03	Solid	Not Specified	3/31/09 12:00	5/7/09 9:50
SB-48	09E0210-02	Solid	Not Specified	3/30/09 9:30	5/7/09 9:50
SB-D-47	09E0210-01	Solid	Not Specified	3/31/09 9:15	5/7/09 9:50

Microbac Laboratories, Inc., Baltimore Division

sa Diaut

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Baltimore Division

2101 Van Deman Street • Baltimore, MD 21224

Phone: 410-633-1800 Fax: 410-633-6553 www.microbac.com

CERTIFICATE OF ANALYSIS

KCI Technologies Project; Gateway South Report: 09E0210
936 Ridgebrook Road Project Number: Gateway South Reported: 05/19/2009 10:08
Sparks, MD 21152 Project Manager: Will Lyman

SB-D-47

09E0210-01 (Solid) Sampled: 03/31/2009 09:15; Type: Not Specified

Analyte	Result	Reporting Limit	Units	Prepared	Analyzed	Analyst	Method	Notes
		Enviro Che	m Laborator	ies Inc				

Subcontracted Analyses							
Mercury, Elemental	0.688	0.393	mg/kg	051309 1308	СНК	EPA 3200	

Microbac Laboratories, Inc., Baltimore Division

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Lisa M. Grant, Project Manager



Mercury, Elemental

Microbac Laboratories, Inc.

Baltimore Division

2101 Van Deman Street • Baltimore, MD 21224

Phone: 410-633-1800 Fax: 410-633-6553 www.microbac.com

EPA 3200

CERTIFICATE OF ANALYSIS

KCI Technologies	Project: Gateway South	Report: 09E0210
936 Ridgebrook Road	Project Number: Gateway South	Reported: 05/19/2009 10:08
Sparks, MD 21152	Project Manager: Will Lyman	

SB-48

09E0210-02 (Solid) Sampled: 03/30/2009 09:30; Type: Not Specified

Analyte	Result	Reporting Limit	Units	Prepared	Analyzed	Analyst	Method	Notes
		Enviro Che	m Laborator	ies Inc				
Subcontracted Analyses								

mg/kg

0.08

0.128

Microbac Laboratories, Inc., Baltimore Division

a Diaut

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

051309 1309

CHK



Mercury, Elemental

Microbac Laboratories, Inc.

Baltimore Division

2101 Van Deman Street • Baltimore, MD 21224

Phone: 410-633-1800 Fax: 410-633-6553 www.microbac.com

CERTIFICATE OF ANALYSIS

KCI Technologies	Project: Gateway South	Report: 09E0210
936 Ridgebrook Road	Project Number: Gateway South	Reported: 05/19/2009 10:08
Sparks, MD 21152	Project Manager: Will Lyman	

SB-D-50

09E0210-03 (Solid) Sampled: 03/31/2009 12:00; Type: Not Specified

Analyte	Result	Reporting Limit	Units	Prepared	Analyzed	Analyst	Method	Notes
		Enviro Che	m Laborator	ies Inc				
Subcontracted Analyses								

mg/kg

0.327

0.945

Microbac Laboratories, Inc., Baltimore Division

a Diaut

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

051309 1310

CHK

EPA 3200



Baltimore Division

2101 Van Deman Street • Baltimore, MD 21224

Phone: 410-633-1800 Fax: 410-633-6553 www.microbac.com

CERTIFICATE OF ANALYSIS

KCI Technologies	Project: Gateway South	Report: 09E0210
936 Ridgebrook Road	Project Number: Gateway South	Reported: 05/19/2009 10:08
Sparks, MD 21152	Project Manager: Will Lyman	

SB-42

09E0210-04 (Solid) Sampled: 03/30/2009 15:10; Type: Not Specified

Analyte	Result	Reporting Limit	Units	Prepared	Analyzed	Analyst	Method	Notes
		Enviro Che	m Laborator	ies Inc				
Subcontracted Analyses Mercury, Elemental	0.162	0.089	mg/kg		051309 1312	СНК	EPA 3200	

Microbac Laboratories, Inc., Baltimore Division

a Diaut

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Baltimore Division

2101 Van Deman Street • Baltimore, MD 21224

Phone: 410-633-1800 Fax: 410-633-6553 www.microbac.com

CERTIFICATE OF ANALYSIS

KCI Technologies	Project: Gateway South	Report:	09E0210
936 Ridgebrook Road	Project Number: Gateway South	Reported:	05/19/2009 10:08
Sparks, MD 21152	Project Manager: Will Lyman		

Notes and Definitions

DET Analyte DETECTED

ND Analyte NOT DETECTED at or above the reporting limit

NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

Cooler Receipt Log

Cooler ID: Default Cooler		Cooler Temp: °C	
Custody Seals Intact: Containers Intact:	No No	COC/Containers Agree: Correct Preservation:	No No
Received On Ice:	No	Correct Number of Containers Received:	No
Radiation Scan Acceptable:	No	Sufficient Sample Volume for Testing:	No
COC Present:	No	Samples Received in Proper Condition:	No

Comments:

	Ballimore Division	NiO (sion	OF BY MALL THAN THE OPENING AND	Sample Submittal	Subi	mitai	Work Order Number:		SECOLO
	Baltimore, MD 21224 Tel: 410-633-1800	AD 21;	224	S	Chain of Custody Record	stody	/ Record	1		1
	Fax: 410-633-6553 www.microbac.com	1-6553 ac.com	NOTE OF THE OWNER, OWNE		TERRETARINE SECOND SECO	AND AND THE	n meneroczanowa romeczaności zajest	en elde melet ele delemberar, melet en elemper en manere elemper elemper elemper elemper elemper elemper elempe	Pageof	THE REPORT OF THE PROPERTY OF
Client Name KC		å	Project				Turmaro	Turnaround Time (Required)	QC and I	QC and EDD Type (Required)
Address		2	Location				[] Standard	ָם	[] Level I (NAC)	(1 EDD
City, State, Zip		<u>a</u>	# Od				[] RUSH*	[] RUSH* (notify lab)	[] Level II **	Format:
Contact Will CXM	00	S	mpliar	Compliance Monitoring?	[]Yes []No				[] Level III **	Comments:
Telephone #		5	()Agenc	(1)Agency/Program				(needed by)	[] Level IV **	
Sampled by (PRINT)			S	Sampler Signature				Sampler Phone #		
Send Report via [] e-mail (address)					[] Maii	[] Telep	Telephone []Fax	[] Fax (fax #)		
* Matrix Types: Soil/Solid (S), Sludge, Oil,	Wipe,	Orinking	y Wate	Drinking Water (DW), Groundw	Broundwater (GW), Surfa	Surface Water	(SW),	Waste Water (WW). Other (specify	sify)	
Client Sample ID	*xittsN	dsrð	Composite	Filtered Date Collected	Time Collected	No. of Containers	IDIOXUDIT	Requested Analysis		Comments
125-17-47				T	300		\ \ \			
12 - 48				3/30/	8 89 80	2	X			And the second s
NO-0-00				33100	87.88	-	X			
SB-42				23.56	\$ 1000 000		X			
			-	-						
		+ +	++							
			-				To an			OMERSTER SUMMERS OF CHEST OF THE PROPERTY OF T
Possible Hazard Identification []	Hazardous [] Non-	Non-Hazardous	Snc	[] Radioactive	San	nple Dis	Sample Disposition []	Dispose as appropriate	[] Return []	Archive
Number of Containers:	Relinquished By (signature)	signatu	ire)	Printed Name/Affiltation		Date/Time	ne	Received By (signature)	"WALL	Printed Name/Affiliation
Green upon receipt(°C):	Relinquished By (signature)	signatu	re)	Printed Name/Affiliation		Date/Time	ne	Repeived By (signature	93	Printed Name/Affiliation
Refrigerated from Client: Yes / No	Relinquished By (signature)	signatu	rre)	Printed Name/Affiliation		Date/Time	ne	Received for Lab By (signature)	signature)	Printed Name/Affiliation
401 6.06.07 ** Surcharge May Apply to add'l QC Packages **	add'i QC Packages	**	#45000000000000000000000000000000000000	WHITE - LAB	YELLOW - REPORT	REPORT	PINK - C	PINK - OLIENT RECEIPT	Раде	7 2