

Phase I Environmental Site Assessment

Stadium Square II Property
101 to 145 West West Street, 1203 to 1223 Leadenhall
Street, 150 West Ostend Street, and 1220 Race Street
Baltimore, Maryland 21230



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SUMMARY

Urban Green Environmental (Urban Green) has performed a Phase I Environmental Site Assessment (ESA) of the Stadium Square II Property located at 101 to 145 West West Street, 1203 to 1223 Leadenhall Street, 150 West Ostend Street, and 1220 Race Street in Baltimore, Maryland 21230 (Site). This assessment was performed in general accordance with the ASTM E1527-13 standard. This study consisted of a review of current and historic activities and conditions at the property and surrounding properties, including a non-intrusive visual inspection of the property, interviews with Site personnel, review of local, state, and federal regulatory database records, review of historic records, and a survey of the adjacent land uses. Limitations, exceptions to, or deletions from, this practice are described in Sections 1.3 and 1.4 of this report.

The Site consists of 13 adjoining parcels of land totaling approximately 2.80-acres and is zoned commercial and residential. The Site parcels are segregated into five primary use areas:

- **Furst Brothers** (125 West West Street and 1203 to 1223 Leadenhall Street): Furst Brothers, a picture frame manufacturer, occupies the majority of the western portion of the Site. This portion of the Site is improved with one two-story masonry rowhome in the northern portion (125 West West Street), a single-story metal shed in the northwestern portion (1203 Leadenhall Street), and nine adjoining one- to two-story masonry structures in the remaining portion (1203 to 1223 Leadenhall Street). With the exception of 125 West West Street building, all structures are underlain by concrete-slab-on-grade foundations; the 125 West West Street structure is underlain by a full basement foundation. The buildings were constructed between 1920 and 1968 and have a total enclosed area of 36,264 square feet. The buildings are used for planing, finishing, assembly, storage and offices. Exterior areas consist of asphalt paved parking in the southern portion of the 1223 Leadenhall Street parcel, and along the eastern portion of the buildings.
- **VacPac, Inc.** (150 West Ostend Street and 101 West West Street): VacPac Inc. (previously Durapak), a plastic food packaging manufacturer, occupies the majority of the eastern portion of the Site. The 150 West Ostend Street parcel is improved with two adjoining structures each of which is underlain by concrete-slab-on-grade foundation. The southern building (49,600 square feet) was constructed in 1920. Exterior areas consist of asphalt paved parking and grass-covered areas. The 101 West West Street parcel consists of a partially fenced and maintained grass lawn.
- **US Post Office** (1220 Race Street): The United States Postal Service occupies the southeastern portion of the Site. This portion of the Site is improved with one single-story concrete structure, underlain by a concrete-slab-on-grade foundation. The 7,125 square foot building was constructed in 1965. Exterior areas consist of an asphalt paved parking lot in the eastern portion of the parcel.
- **Residential rowhomes** (127 to 135 West West Street): The northern portion of the Site consists of five two-story residential rowhomes underlain by full basement foundations.
- **Vacant lot** (137 to 145 West West Street): The northwestern portion of the Site consists of a vacant vegetated lot.

The Site is serviced by municipal water and sewer provided by the City of Baltimore, natural gas and electric provided by Baltimore Gas and Electric (BGE), and steam provided by Veolia Energy. Heat is provided to the Site buildings by a combination of natural gas-fired units, electric-fired forced air units and/or district steam-fired overhead heaters.

No visual evidence of underground storage tanks (USTs), such as vent or fill piping entering the ground surface, or aboveground storage tanks (ASTs) were observed during the Site reconnaissance. It should be noted that three pipes of unknown origin were observed protruding from the western and southern portions of the 1203 to 1223 Leadenhall Street building (Furst Brothers). The source of these pipes could not be confirmed during the Site reconnaissance. According to the property owner, no USTs are currently or have historically been located at the Site.

Regulated material storage at the Site includes routine maintenance supplies, and bulk quantities of paint, ink, solvent, adhesives and hydraulic oil which are used throughout the Site during daily Site operations. The materials are stored in containers ranging in size from one quart to 55 gallons and appeared to be in sound condition. Minor oily staining was observed in the vicinity of hydraulic oil storage in the Furst Brothers and VacPac buildings and beneath an aboveground hydraulic lift located on the US Post Office loading dock. Minor paint and ink staining was also observed on the floor surfaces in the vicinity paint and ink storage within the Furst Brothers and VacPac buildings. The concrete floor surfaces in the areas of staining appeared to be in sound condition, exhibiting only minor cracks or weakness. Lastly, no hazardous materials or petroleum product disposal/storage, stressed vegetation, pits, ponds, lagoons, or surface staining, indicative of a suspect release, was observed in the exterior portions of the Site.

Based on historic records, the Site was originally developed between 1890 and 1901 and has been occupied with several commercial operations and residential rowhomes. The Site has been occupied by the current operations since between 1942 (Furst Brothers) and 1967 (US Post Office). Specific historical parcel improvements and occupants included:

- ***Furst Brothers (addresses 1203 to 1227 Leadenhall Street and 198 West Ostend Street):*** The parcels have been operated by Furst Brothers since at least 1974. The existing buildings appear to have been constructed between 1890 (1223 Leadenhall Street) to 1950 (1203 Leadenhall Street) with the exception of the metal shed in the northwestern portion of the 1203 Leadenhall Street parcel which was constructed around 1974. Historic occupants have included Furst Brothers & Company (1942 to present), Baltimore Cooperage Tank and Tower Company (1901 to 1952), Baltimore Roofing and Tar Company (1901), and Lorentz & Rittler Phosphate Factory (1890).
- ***Vac Pac (addressed 150 West Ostend Street and 1202 to 1204 Race Street):*** The parcel has been operated by VacPac (and previously Durapak) since at least 1974. The existing four-story building located in the southern portion of the parcel was constructed circa 1914 with several smaller building additions along the northern portion of the building between 1914 and 1967. Prior to the construction of the single-story building in the northern portion of the parcel (circa 1974), this area was developed with four single-story buildings between at least 1950 and 1952 and several sheds between 1901 and 1914. Historic occupants have included Durapak Manufacturing Company (1958

to present), Gatch Wire Goods Company (1946 to 1952), multiple trucking/freight operations (1930 to 1958), Furst Brothers & Company (1914 to 1930), a livery (1914 to 1901), Baltimore Moulding Company, carriage painting, and coal and wood yard (1901), and Lorentz & Rittler Phosphate Factory and Spring Garden Tannery (1890).

- **Existing US Post Office (addresses 1220 to 1234 Race Street and 148 West Ostend Street):** The parcel has been developed with the existing structure since at least 1967. Between 1952 and 1901 the parcel was developed with several smaller structures including a small single story automotive repair building between 1950 and 1952, and a small storage building in 1901. Historic occupants have included US Post Office (1967 to present), automotive repair and used car sales (1950 to 1952), lumber storage (1914), and storage boxes (1901).
- **Vacant Lot, Residential Rowhomes and Northern Portion of Vac Pac (addresses 101 to 145 West West Street):** The parcels have been improved with up to 23 semi-adjoining two-story residential rowhome structures since at least 1890. Commercial occupants have also included Furst Brothers (1984 to present), a store (1950 to 1974) and a saloon (1901 to 1914) at the 125 West West Street parcel, and a church (1950 to 1952) and a store (1890 to 1914) at 145 West West Street.

In September 2005, a limited Phase II assessment, which including soil and groundwater sampling was performed on the eastern portion of the Site (150 West Ostend Street). The investigation consisted of advancing 10 soil borings along the northern portions of the building, three of which were completed as temporary groundwater monitoring wells. Based on field screening results, select soil samples were collected from four soil borings and grab groundwater samples were collected from the monitoring wells. Results of the analysis identified elevated concentrations of semi-volatile organic compounds (SVOCs) and metals in excess of the Maryland Department of the Environment (MDE) Cleanup Standards. It should be noted that an investigation was performed on the 1203 to 1223 Leadenhall Street parcel in 2008 which consisted of advancing several soil borings and two permanent groundwater monitoring wells (which were observed in the southern portion of the parcel); this investigation was never completed and the results were not provided to the property owner.

Urban Green submitted a Public Information Act (PIA) request to the MDE and researched databases with the United States Environmental Protection Agency (USEPA) in an attempt to obtain information regarding storage and releases of hazardous materials and/or petroleum products at the Site. The USEPA records indicate the 1215 Leadenhall Street and 150 West Ostend Street Site addresses are listed in databases pertaining to air and hazardous waste permitting; these addresses are also listed in the environmental databases as generators of hazardous waste. No records are on file for the Site addresses with the MDE; however case files were available were for a downgradient adjoining property which is not anticipated to impact the Site and therefore the files were not included in this report.

Recognized Environmental Conditions

Urban Green Environmental has performed a Phase I ESA of the Stadium Square II Property located at 101 to 145 West West Street, 1203 to 1223 Leadenhall Street, 150 West Ostend Street, and 1220 Race Street in Baltimore, Maryland 21230. This assessment has revealed no evidence of *recognized environmental conditions, controlled recognized environmental conditions or historic recognized environmental conditions* in connection with the property with the exception of the following:

- ***Historic Site Use:*** The Site has been occupied by manufacturing facilities since 1890; historic operations have also included an automotive repair facility, a motor freight station, and a tannery. In 2005, a limited soil and groundwater investigation was performed in the eastern portion of the Site (150 West Ostend Street) which identified elevated concentrations of SVOCs and metals in excess of the MDE Cleanup Standards.
- ***Regulated Material Storage:*** Regulated material storage at the Site consists of paints, inks, solvents and adhesives stored in containers ranging from quart to 55-gallon drums. Oily staining and paint and ink staining was observed on the concrete floor surfaces throughout the Site as a result of daily operations. Prior to vacating the buildings, it is recommended that the above materials be removed by the tenants in accordance with state and federal guidelines.

Additional action and investigation is recommended to further evaluate the potential for the above RECs to have impacted the environmental integrity of the Site.

The additional findings noted below are not considered recognized environmental conditions at this time, but are considered *de minimis* conditions where no additional investigation or action is currently warranted; however preventive measures or future actions may be prudent as discussed below.

- ***Surrounding Property Database Listings:*** Several properties within the surrounding area were identified within the environmental databases, including the northern (potentially up-gradient) and southern (cross-gradient) adjoining properties. Based on the current regulatory case statuses (closed), these properties are not anticipated to present an adverse environmental impact to the Site at this time.

1.0 INTRODUCTION

1.1 Purpose

Urban Green Environmental (Urban Green) has completed a Phase I Environmental Site Assessment (ESA) Report for the Stadium Square II Properties located at 101 to 145 West West Street, 1203 to 1223 Leadenhall Street, 150 West Ostend Street, and 1220 Race Street in Baltimore, Maryland 21230 (Site).

The purpose of this investigation was to conduct an environmental site assessment of the Site with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products.

1.2 Detailed Scope of Services

This Phase I ESA was conducted in conformance with the scope of work and limitations defined in our proposal executed on April 14, 2014 and in general accordance with the American Society for Testing and Materials (ASTM) standard E1527-13, "Environmental Site Assessments: Phase I Environmental Site Assessment Process" and the United States Environmental Protection Agency's All Appropriate Inquiries (AAI Rule) 40 CFR Part 312 dated November 1, 2013. This report is intended to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations on CERCLA liability (hereinafter, the "landowner liability protections"). In conjunction with the user responsibilities, identified in Section 1.2.3, this report satisfies "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice."

This assessment was performed by an Environmental Professional (as defined in AAI Rule) and/or conducted under the supervision or responsible charge of an Environmental Professional. The goal of the processes established by the ASTM Standard is to identify *recognized environmental conditions* (RECs), including *controlled recognized environmental conditions* (CRECs) and *historical recognized environmental conditions* (HRECs) in connection with the property and to satisfy appropriate environmental due diligence. A REC is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to release to the environment; 2) under conditions that indicative of a release to the environment; or 3) under conditions that pose a material threat of a release to the environment. CRECs are defined as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. HRECs are defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required

controls. The terms are not intended to include *de minimus* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

This Phase I ESA consisted of a non-intrusive visual inspection of the property, survey of adjacent land uses, interviews, and review of available records pertaining to the current and historic activities and conditions at the property and surrounding properties.

1.2.1 Site Reconnaissance and Interviews

The Site reconnaissance was conducted by Ms. Katherine Christensen and Mr. Gary Suskauer of Urban Green Environmental on April 28, 2014. At the time of the Site visit, the temperature was approximately 50°F with partly cloudy skies. Mr. Jon Levy, property owner of 1220 Race Street, Mr. William T. Decker, CEO of Furst Brothers, and Mr. Matthew Tary, President of VacPac, accompanied the Urban Green personnel during the Site visit.

The Site reconnaissance consisted of a non-intrusive visual Site inspection of the property, which included a review of Site operations, hazardous materials and petroleum products handling, storage, and disposal practices, waste management practices, and evidence of hazardous material and petroleum product releases, such as stained soil or stressed vegetation. Containerized hazardous substances or petroleum products in quantities greater than or equal to 5-gallons or materials present on Site were noted, including those which are unidentified. In addition, the current and past uses of the Site and adjoining properties (from the Site property boundary) were observed and noted. With the exception of the 127 to 135 West West Street residential rowhomes, which were inaccessible due to locked doors, no access limitations were encountered at the time of the Site reconnaissance and Urban Green was allowed access to all interior and exterior portions of the Site.

Concurrent with the Site visit, on April 28, 2014, Ms. Katherine Christensen of Urban Green conducted interviews with Mr. William T. Decker and Mr. Matthew Tary and Mr. Gary Suskauer conducted an interview with Mr. Jon Levy. Records of communication are included in Appendix E.

1.2.2 Records Review

The purpose of the records review is to obtain and review records that will help identify RECs in connection with the Site. Records reviewed as part of this investigation included the following:

- *Standard Environmental Record Sources* (environmental database report), obtained via Environmental Data Resources, Inc. (EDR).
- *Physical Setting Sources*, including the current United States Geological Survey (USGS) 7.5-Minute Quadrangle topographic map and available geologic and hydrogeologic information for the Site vicinity.

- *Historic Use Information*, including, as applicable, aerial photographs, historic atlases, property tax files, recorded land title records, local street directories, building department records, and zoning/land use records.

In addition, Urban Green submitted a Public Information Act (PIA) request to the Maryland Department of the Environment (MDE) and researched databases with the United States Environmental Protection Agency (USEPA) in an attempt to obtain information indicating any RECs in connection with the Site. The USEPA records indicate the 1215 Leadenhall Street and 150 West Ostend Street Site addresses are listed in databases pertaining to hazardous waste permitting. No records are on file for the Site addresses with the MDE; however case files were available were for a downgradient adjoining property which is not anticipated to impact the Site and therefore the files were not included in this report.

A complete listing of record sources reviewed as part of this assessment is provided in Section 7 of this report. Section 7 also includes sources researched which resulted in no findings.

1.2.3 User-Provided Information

The ASTM Standard E1527-13 defines several tasks to be performed by the user/Client in order to assist the environmental professional identify RECs in connection with the property. These tasks are outlined in Section 6 and include a.) review of the Title and Judicial Records for environmental liens or activity and use limitations, b.) communication to the environmental professional of any specialized knowledge, actual knowledge, or experience that is material to RECs at the property, c.) explanation for a lower purchase price (in comparison to the fair market value), and d.) commonly known or reasonable ascertainable community information, or other obvious information, that is material to RECs at the property. Under the AAI Standard, the above tasks are required by a potential purchaser to qualify for the landowner liability protections. Further, if applicable, in accordance with the ASTM E1527-13, the client must comply with activity and use limitations, to maintain the landowner liability protections.

The above information was requested by Urban Green Environmental of the user/Client to assist in preparing this report.

1.3 Significant Assumptions

The findings of this assessment are based solely on the data provided and reviewed as part of this investigation, including observations and conditions that existed at the time of the Site reconnaissance on April 28, 2014. Information provided by third parties is assumed to be accurate and complete.

Controlled substances are not included within the scope of this standard. Further, the scope of this assessment did not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the Landowner Liability Protections. Non-scope

items that are beyond the scope of the ASTM E1527-13 practice and therefore were not addressed as part of this report include, but are not limited to: Asbestos-Containing Materials; Radon; Lead-Based Paint; Mold; Lead in Drinking Water; Wetlands; Regulatory Compliance; Cultural and Historic Resources; Industrial Hygiene; Health and Safety; Ecological Resources; Endangered Species; Indoor Air Quality; Biological Agents, and High Voltage Power Lines. This list is not intended to be all-inclusive and no implication is intended regarding the importance of inquiry into non-scope considerations.

As defined by ASTM Standard E1527-13, a data gap is a lack of or inability to obtain information required by the practice, despite good faith efforts by the environmental professional. Data gaps can be significant or insignificant based on the manner in which they occur. A data gap is only significant if other information and/or professional experience raise reasonable concern involving the data gap, which would then warrant comment. After a review of the obtained historical information, no data gaps were identified.

1.4 Limitations, Exceptions, Deviations and Special Terms and Conditions

No environmental Site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.

Urban Green Environmental, LLC does not warrant that there are no toxic or hazardous materials or contamination, nor does Urban Green Environmental, LLC accept any liability if such are found at some future time, or could have been found if sampling or additional studies were conducted. Urban Green Environmental, LLC does not assume responsibility for other environmental issues that may be associated with this Site.

In view of the rapidly changing status of environmental laws, regulations, and guidelines, Urban Green Environmental, LLC cannot be responsible for changes in laws, regulations, or guidelines, which occur after the study has been completed and which may affect the Site.

1.5 User Reliance

This report was prepared for Stadium Square II, LLC by Urban Green Environmental, LLC and is based in part on third party information not within the control of Stadium Square II, LLC or Urban Green Environmental, LLC. While it is believed that the third party information contained herein will be reliable under the conditions and subject to the limitations set forth herein, neither Stadium Square II, LLC nor Urban Green Environmental, LLC guarantee the accuracy thereof. This report has been completed solely for the use of Stadium Square II, LLC and is being provided as a

confidential document. Any transfer of this report to third parties is the sole responsibility of Stadium Square II, LLC.

2.0 SITE DESCRIPTION

The Site reconnaissance was conducted by Ms. Katherine Christensen and Mr. Gary Suskauer of Urban Green Environmental on April 28, 2014. At the time of the Site visit, the temperature was approximately 50°F with partly cloudy skies. Mr. Jon Levy, property owner of 1220 Race Street, Mr. William T. Decker, CEO of Furst Brothers, and Mr. Matthew Tary, President of VacPac, accompanied the Urban Green personnel during the Site visit.

2.1 Location and Legal Description

The Site is located at 101 to 145 West West Street, 1203 to 1223 Leadenhall Street, 150 West Ostend Street, and 1220 Race Street in Baltimore, Maryland 21230. Information published online by Maryland’s State Department of Assessments and Taxation (SDAT) identifies the Site as Map 0023, Section 07, Block 0962, and Lots 001, 013 to 020, 024, 030, 031 and 031A. Site parcel information is summarized in Table 1.

Table 1 Site Parcel Information

Lot	Property Address	Current Owner	Approximate Acreage
001	101 West West Street	Ostend Leasing Company Inc.	0.200
013	125 West West Street	1203 Leadenhall, Inc.	0.021
014	127 West West Street	Alan S and Charlotte E Chaney	0.018
015	129 West West Street	Rand Peterson	0.019
016	131 West West Street	Stephanie E Clorey	0.019
017	133 West West Street	Ryan Sanford	0.016
018	135 West West Street	Denise Adele Kennedy	0.016
019	137 West West Street	Stadium Square II, LLC	0.015
020	145 West West Street	Stadium Square II, LLC	0.071
024	1203 Leadenhall Street	1203 Leadenhall, Inc.	0.518
030	1223 Leadenhall Street	1203 Leadenhall, Inc.	0.675
031	150 West Ostend Street	VP Realty, Inc.	0.877
031A	1220 Race Street	Jonathan C and Dara L Levy	0.334

The Site location is illustrated in Figure 1. A tax plat, illustrating the Site boundaries, is presented as Figure 2.

2.2 Site and Vicinity General Characteristics

The Site consists of 13 adjoining parcels of land totaling approximately 2.80-acres and is zoned commercial and residential. The Site is located in the Sharp-Leadenhall neighborhood of Baltimore City. Properties immediately surrounding the Site consist of residential and commercial properties.

2.3 Current Use and Description of Site Improvements

The Site is occupied by several entities and is improved with several structures, including:

Furst Brothers (125 West West Street and 1203 to 1223 Leadenhall Street): Furst Brothers, a picture frame manufacturer, occupies the majority of the western portion of the Site. The buildings are separated into several uses including planing, finishing, assembly, storage and offices. This portion of the Site is improved with one two-story masonry rowhome in the northern portion (125 West West Street), a single-story metal shed in the northwestern portion (1203 Leadenhall Street), and nine adjoining one- to two-story masonry structures in the remaining portion (1203 to 1223 Leadenhall Street). All structures, with the exception of 125 West West Street, are underlain by concrete-slab-on-grade foundations; the 125 West West Street structure is underlain by a full basement foundation. According to the SDAT, the buildings were constructed between 1920 (125 West West Street and 1223 Leadenhall Street) and 1968 (1203 Leadenhall Street) and the total enclosed area of the buildings is 36,264 square feet. The 125 West West Street structure is heated and cooled by combination natural gas and electric-fired forced air units. The 1203 to 1223 Leadenhall Street buildings are heated by natural gas- or district steam-fired overhead heaters with the exception of the southwestern portion of the building which is heated and cooled by combination natural gas and electric-fired forced air units. The buildings occupy the majority of this portion of the Site and the exterior areas consist of asphalt paved parking in the southern portion of the 1223 Leadenhall Street parcel, and along the eastern portion of the buildings.

VacPac, Inc. (150 West Ostend Street and 101 West West Street): VacPac Inc. (previously Durapak), a plastic food packaging manufacturer, occupies the majority of the eastern portion of the Site; the buildings are separated into several uses including printing, sealing, packaging, storage and offices. The 150 West Ostend Street parcel is improved with two adjoining structures, underlain by concrete-slab-on-grade foundations, consisting of one single-story metal-framed structure in the northern portion of the parcel and one one-to four-story masonry structure in the southern portion. According to SDAT, the southern building was constructed in 1920 and the total enclosed area is 49,600 square feet. The structures are heated and cooled by combination natural gas and electric-fired forced air units. The structures occupy the majority of the parcel and the exterior areas consist of asphalt paved parking lots in the northern portion of the parcel and grass-covered areas along the southern portion of the buildings. In addition, a partially fenced maintained grass lawn is located within the 101 West West Street parcel which is situated in the northern portion of the Site.

US Post Office (1220 Race Street): The United States Postal Service occupies the southeastern portion of the Site. This portion of the Site is improved with one single-story concrete structure, underlain by a concrete-slab-on-grade foundation. According to SDAT, the building was constructed in 1965 and the total enclosed area is 7,125 square feet. The structure is heated and cooled by combination natural gas and electric-fired forced air units. The structure occupies the

western portion of the parcel and the exterior areas consist of an asphalt paved parking lot in the eastern portion of the parcel.

Residential rowhomes (127 to 135 West West Street): The northern portion of the Site consists of five two-story residential rowhomes underlain by full basement foundations.

Vacant lot (137 to 145 West West Street): The far northwestern portion of the site consists of a vacant vegetated lot.

The Site is serviced by municipal water and sewer provided by the City of Baltimore, natural gas and electric provided by Baltimore Gas and Electric (BGE), and steam provided by Veolia Energy. Urban Green conducted a well search for potable water supply wells located within 0.5 mile of the Site. The following source of information was researched as part of the well survey: *EDR Geotrack Physical Setting Source Summary*. The EDR Geotrack Physical Setting Source included all potable and non-potable water supply wells registered within a one half-mile radius of the Site (based on latitude and longitude). To evaluate potential potable water supply wells, well information was sorted based on use. Specifically, domestic wells, designated "D" or "DW", were separated from the well information provided. No domestic wells are identified as situated within a half-mile radius of the Site. A complete listing of all potable wells within a half mile radius can be found in the EDR report (Appendix D).

It should be noted that four permanent groundwater monitoring wells were observed throughout the Site; two wells were located in the 1223 Leadenhall Street parcel, and two wells were located in the 150 West Ostend Street parcel. According to the property owners the wells were installed as part of Phase II ESA investigations performed between 2005 and 2008. The 2005 investigation, performed for VacPac at the 150 West Ostend Street parcel is discussed in Section 4.6 and is included in Appendix C. In 2008, a prospective purchaser commissioned a site investigation of their properties; however, the investigation was not completed nor was a final report provided. It is presumed the permanent wells were installed during the 2008 investigation as only temporary wells are discussed in the 2005 investigation.

2.4 Current Use of the Adjoining Properties

The Site is located in a residential and commercial area of Baltimore City. Properties immediately adjoining the Site consist of:

- North: West West Street beyond which is the ABC Box Company and Baltimore Toolworks.
- South: West Ostend Street beyond which are residential rowhomes to the southeast, a vacant three-story building to the south, and by vacant land to the southwest.
- West: Leadenhall Street beyond which is the MC Dean office building.
- East: Race Street beyond which are residential rowhomes.

2.5 Environmental Setting

2.5.1 Topography

According to the U.S. Geological Survey (USGS) topographic map of Baltimore East (1974), Site elevation is approximately 20 feet above mean sea level. In general, the subject property's slope is relatively flat sloping slightly to the southwest. Overland stormwater flow discharges directly to the subsurface in the grass-covered areas of the Site and is directed to stormwater catch basins located within the surrounding thoroughfares. Site topography is also illustrated in Figure 1.

The nearest surface water body, the Middle Branch of the Patapsco River, is located approximately 1,200 feet southwest of the Site.

2.5.2 Lithology / Hydrogeology

According to the USDA's Soil Conservation Service STATSGO Soil Map data, soil on Site is classified as Urban Land, which consists of variable soils from zero to 59 inches.

Based on a review of the USGS topographic map, groundwater is anticipated to flow in a general southwesterly direction across the Site.

2.5.2 Wetlands and Flood Plains

According to the EDR database report, the subject property is not located within a designated wetland area or within the 100-year flood zone or 500-year flood zone. The nearest surface water body, the Middle Branch of the Patapsco River, is located approximately 1,200 feet southwest of the Site.

3.0 SITE RECONNAISSANCE

The Site reconnaissance was conducted by Ms. Katherine Christensen and Mr. Gary Suskauer of Urban Green Environmental on April 28, 2014. At the time of the Site visit, the temperature was approximately 50°F with partly cloudy skies. Mr. Jon Levy, property owner of 1220 Race Street, Mr. William T. Decker, CEO of Furst Brothers, and Mr. Matthew Tary, President of VacPac, accompanied the Urban Green personnel during the Site visit. Areas accessed included all interior areas of the Site, with the exception of the 127 to 135 West West Street structures, all exterior areas of the Site and the property boundaries.

At the time of the Site reconnaissance, the Site was occupied by two manufacturing facilities, a US Post Office, and five residential structures.

3.1 Interior Observations

Furst Brothers (125 West West Street and 1203 to 1223 Leadenhall Street): Furst Brothers, a picture frame manufacturer, occupies the majority of the western portion of the Site. The buildings are separated into several uses including planing, finishing, assembly, storage and offices. This portion of the Site is improved with one three-story masonry rowhome in the northern portion (125 West West Street), a metal shed in the northwestern portion (1203 Leadenhall Street), and nine adjoining one- to two-story masonry structures in the remaining portion (1203 to 1223 Leadenhall Street). All structures, with the exception of 125 West West Street, are underlain by concrete-slab-on-grade foundations; the 125 West West Street structure is underlain by a full basement foundation.

VacPac, Inc. (150 West Ostend Street): VacPac Inc. (previously Durapak), a plastic food packaging manufacturer, occupies the majority of the eastern portion of the Site; the buildings are separated into several uses including printing, sealing, packaging, storage and offices. This portion of the Site is improved with two adjoining structures, underlain by concrete-slab-on-grade foundations, consisting of one single-story metal-framed structure in the northern portion of the parcel and one one-to four-story masonry structure in the southern portion.

US Post Office (1220 Race Street): The United States Postal Service occupies the southeastern portion of the Site. This portion of the Site is improved with one single-story concrete structure, underlain by a concrete-slab-on-grade foundation.

Associated Site photographs illustrating the interior building observations and exterior Site observations are presented in Appendix A. A Site plan is presented as Figure 3.

3.1.1 Heating and Cooling

The 150 West Ostend Street, 125 West West Street and 1220 Race Street structures are heated and cooled by combination natural gas and electric-fired forced air units.

The 1203 to 1223 Leadenhall Street buildings are heated by natural gas-fired or district steam-powered overhead heaters, with the exception of the southwestern portion of the building which is heated and cooled by combination natural gas and electric-fired forced air units. The metal shed on the 1203 Leadenhall Street parcel is not heated or cooled

3.1.2 Stains or Corrosion

Minor oily staining, which appeared to be a result of housekeeping practices, was observed in portions of the Site, including:

- Beneath the aboveground hydraulic lift on the loading dock of the 1220 Race Street building (Post Office).
- In the vicinity of hydraulic oil containers and drums located in the northwestern portion of the 150 West Ostend Street building (VacPac).
- In the vicinity of the 5-gallon gear oil containers located in the northeastern portion of the 1203 to 1223 Leadenhall Street buildings (Furst Brothers).

Paint and ink staining was observed in the vicinity of material storage (paint, inks and solvents) in the northern portion and southern portion of the 1203 to 1223 Leadenhall Street buildings (Furst Brothers) and throughout the 150 West Ostend Street buildings (VacPac). The staining appeared to be a result of minor spills and housekeeping practices.

The concrete floor surfaces in the vicinity of the staining appeared to be in sound condition exhibiting only minor cracks and weakness.

3.1.3 Drains and Sumps

One floor drain was observed in the boiler room located in the northeastern portion of the 1220 Race Street building; no stains, corrosion or hazardous material storage was observed in the vicinity of the drain.

3.2 Exterior Observations

The Site is accessed by West West Street which runs along the northern Site boundary, West Ostend Street which runs along the southern Site boundary, Leadenhall Street which runs along the western Site boundary, and Race Street which runs along the eastern Site boundary.

The exterior areas of the Site consist of asphalt paved parking lots along the buildings, vegetated lots in the northern portion of the Site, and grass-covered areas between the 150 West Ostend Street and 1220 Race Street buildings.

3.2.1 Pits, Ponds, and Lagoons, Surface Staining, Stressed Vegetation, and Solid Waste

No visual evidence of surface staining, solid waste, stressed vegetation, pits, ponds, or lagoons were observed in the exterior portions of the Site.

3.2.2 Water, Sewerage, Stormwater, and Wastewater

The Site is serviced by public water and public sewer. In addition, stormwater flow discharges to the grass-covered areas of the Site and is directed to stormwater catch basins located within the surrounding thoroughfares.

3.3 Hazardous Substances and Petroleum Products

Small quantities of regulated substances including paints, inks, solvents and routine maintenance supplies, were observed throughout the Site buildings. General areas of storage are presented on Figures 4a and 4b. Table 2 provides a summary of the quantity, location and type of materials observed.

Table 2 Summary of Regulated Hazardous Substances and Petroleum Products

Approximate Container Size	Quantity	Substance	Location
US Postal Service (1220 Race Street)			
Quart to gallon	10	Routine maintenance supplies (paint, cleaning supplies)	Boiler room in northern portion of the building
Quart	3	Motor oil	Boiler room in northern portion of the building
---	1	Hydraulic oil	Arm of aboveground hydraulic lift on loading dock
Furst Brothers (1203 to 1223 Leadenhall)			
---	19	Propane compressed gas	Southwestern exterior
5 gallon	2	Paints	Southwestern exterior near drum storage
5 gallon	2	Gear oil	Air compressor room in the northern portion of the building
---	3	Propane, oxygen and acetylene compressed gas	Mill area located in the northern portion of the building
Quart to gallon	>50	Paints and stains	Finishing area in the central portion of the building

Approximate Container Size	Quantity	Substance	Location
Gallon to 5 gallon	>20	Paints, solvents and thinners	Finishing area in the central portion of the building
5 gallon	10	Paint	Paint booth in Finishing area in the central portion of the building
Quart to 5 gallon	>100	Paint	Storage room in southern corner of the building
VacPac (150 West Ostend Street)			
5 gallon	15	Inks and solvents	Southeastern portion of the northern storage building
5 gallon	8	Printer inks	Along printing machines in the central portion of the northern storage building
5 gallon	5	Hydraulic and gear oil	First floor air compressor room in northern portion of southern building
Gallon	5	Gasoline cans	First floor air compressor room in northern portion of southern building
30 gallon	1	Hydraulic reservoir	First floor elevator mechanical room in northern portion of southern building
5 gallon	>400	Inks, solvents and adhesives	First floor storage room in southern portion of the southern building
5 gallon	20	Inks, solvents and adhesives	Second floor flammable storage cabinet in western portion of the southern building
Quart to gallon	10	Routine maintenance supplies (paint, cleaning supplies)	Second floor maintenance room in northern portion of the southern building
5 gallon	5	Inks, solvents and adhesives	Third floor flammable storage cabinet in western portion of the southern building
Quart to gallon	10	Routine maintenance supplies (paint, cleaning supplies)	Fourth floor maintenance room in southern portion of the southern building

The containers were stored on the concrete floor surface or on wood/metal shelving and appeared to be in sound condition. As previously mentioned, minor staining was observed in the vicinity of the hydraulic lift (US Post Office) and within several areas of material storage (hydraulic oil, paint, inks and solvents) throughout the Furst Brothers and VacPac buildings.

3.4 Storage Tanks and Drums

No visual evidence of underground storage tanks (USTs) such as vent or fill piping entering the ground surface was observed during the Site reconnaissance. According to the property owner, no USTs are currently or have historically been located at the Site.

No aboveground storage tanks (ASTs) were observed at the Site; however, visual evidence of potential former ASTs were observed. Specifically, three pipes of unknown origin were observed protruding from the western and southern portions of the 1203 to 1223 Leadenhall Street building (Furst Brothers); the source of these pipes could not be confirmed.

Several 30 to 55 gallon drums were observed throughout the Site. General areas of storage are presented on Figures 4a and 4b, and Table 3 provides a summary of the drum storage observed.

Table 3 Summary of Drum Storage

Approximate Container Size	Quantity	Substance	Location
US Postal Service (1220 Race Street)			
No drums observed			
Furst Brothers (1203 to 1223 Leadenhall)			
55 gallon	4	Lacquers and solvents	Southwestern exterior
55 gallon	4	Unlabeled (empty)	Southern exterior
55 gallon	3	Unlabeled (empty)	Eastern exterior
55 gallon	8	Waste paint	Storage room in southern corner of the building
VacPac (150 West Ostend Street)			
55 gallon	2	Printer inks	Southeastern portion of the northern storage building
30 to 55 gallon	9	Hydraulic oil	Air compressor room in northern portion of building
55 gallon	>15	Solvents	First floor storage room in southern portion of the southern building
30 to 55 gallon	3	Sodium hypochlorite water softener	Fourth floor of the southern building

The drums appeared to be in sound condition and as previously mentioned, minor staining was observed in the vicinity of the hydraulic and ink drums in the northern portion of the VacPac building storage buildings.

3.5 Odors and Pools of Liquid

No evidence of pools of liquid or odors associated with chemical releases was observed at the time of the Site inspection.

3.6 Waste Generation

Wastes generated as part of on-Site operations consist of solid and sanitary waste generated during daily operations. Additional daily wastes consist of:

- Waste inks and solvents are generated during daily VacPac operations. These fluids are stored in 5 gallon containers throughout the building and are removed from the Site on a routine basis by AEG.
- Waste paint is generated during daily Furst Brothers operations. The paint is stored in 55-gallon drums located in the storage room in the southern portion of the building and is removed from the Site by on a bi-monthly basis MCF Environmental Services.
- As a part of routine operations, Furst Brothers generates sawdust that is collected through a series of pipes and stored in a silo located along the eastern portion of the building. The sawdust is transported off-Site by on a bi-weekly basis by local farmers for use as cattle bedding.

3.7 Polychlorinated Biphenyls

Four pole-mounted transformers and two pad-mounted transformers were observed in the exterior portions of the Site. The pad-mounted transformer was observed along the northern portion of the 1220 Race Street building, one pad-mounted transformer was observed along the northwestern portion of the 150 West Ostend Street building and four pole-mounted transformers were observed in the southern portion of the Site along West Ostend Street. The transformers appeared to be in sound condition and no visual evidence of a release, such as leaking or staining was observed on the pole, pad or the ground surface in the vicinity of the transformers.

3.8 Adjacent Property Use

The Site is located in a residential and commercial area of Baltimore City. The Site is bound to the north by West West Street beyond which is the ABC Box Company and Baltimore Toolworks; to the west by Leadenhall Street beyond which is the MC Dean office building; to the east by Race Street beyond which are residential rowhomes; and to the south by West Ostend Street beyond which are residential rowhomes to the southeast, a vacant three-story building to the south, and by vacant land to the southwest.

Adjacent properties were observed from the Site boundary line to assess potential environmental concerns at off-Site locations. No visual signs of off-Site contamination migrating onto the Site were observed.

4.0 HISTORIC RECORDS REVIEW

Based on a review of historic atlases, aerial photographs, topographic maps, and municipal records, the Site was originally developed between 1890 and 1901. An overview of the historic Site improvements and occupants are provided in Table 4.

Table 4 Historic Records Review

Address	Historic Improvements
<p><i>101 to 145 West West Street</i></p>	<p>The parcels have been improved as they are presently (vacant lots in the northwestern and northeastern portion and six residential rowhomes in the central portion) from at least 1994 to present.</p> <p>The parcels were historically developed with up to 23 semi-adjoining two-story rowhome structures from at least 1890 to 1988. The majority of the structures were residential with the exception of the 125 West West Street parcel was also occupied by Furst Brothers (1984), a store (1950 to 1974) and a saloon (1901 to 1914), and the 145 West West Street parcel was also occupied by a church (1950 to 1952) and a store (1890 to 1914).</p>
<p><i>1203 to 1223 Leadenhall Street (historically addressed as 1203 to 1227 Leadenhall Street and 198 West Ostend Street)</i></p>	<p>The parcels have been developed as they are presently since at least 1974. The existing buildings appear to have been constructed between 1890 (1223 Leadenhall Street) to 1950 (1203 Leadenhall Street) with the exception of the current metal shed in the northwestern portion of the 1203 Leadenhall Street parcel which was constructed around 1974. An additional building adjoined the current 1223 Leadenhall Street building from 1890 to at least 1952 and a residential rowhome was located in the northwestern portion of the 1203 Leadenhall Street parcel between 1901 and 1914.</p> <p>Historic occupants included Furst Brothers & Company (1942 to present), Baltimore Cooperage Tank and Tower Company (1901 to 1952), Baltimore Roofing and Tar Company (1901), and Lorentz & Rittler Phosphate Factory (1890). In addition, several storage tanks (contents and usage are unclear) were located in the buildings between 1890 and 1914.</p>
<p><i>150 West Ostend Street (historically addressed as 150 West Ostend Street and 1202 to 1204 Race Street)</i></p>	<p>The parcel has been developed as it is currently since at least 1974.</p> <ul style="list-style-type: none"> • The southern building was initially constructed as several smaller buildings in 1890. Circa 1914, the structure appears to be consistent with the current configuration; however several smaller structures were also present along the northern portion of the building between 1914 and 1967. • The northern building was constructed circa 1974. Between at least 1950 and 1952, this portion of the parcel was improved with four single-story buildings, identified as motor freight, and between 1901 and 1914 the area was developed with several sheds. <p>Historic occupants included Durapak Manufacturing Company (1958 to present), Gatch Wire Goods Company (1946 to 1952), multiple trucking/freight operations (1930 to 1958), Furst Brothers & Company (1914 to 1930), a livery (1914 to 1901), Baltimore Moulding Company, carriage painting, and coal and wood yard (1901), and Lorentz & Rittler Phosphate Factory and Spring Garden Tannery (1890). In addition, a 1,500-gallon storage tank is located in the northeastern portion of the building; however, the contents of the storage tank are unclear.</p>
<p><i>1220 Race Street (historically addressed as 1220 to 1234 Race Street and 148 West Ostend Street)</i></p>	<p>The parcel has been developed with the existing structure since at least 1967. Between 1967 and 1901 the parcel was developed with several smaller structures including a small single story automotive repair building between 1950 and 1952, and a small storage building in 1901. Prior to 1901, the parcel was undeveloped.</p> <p>Historic occupants included US Post Office (1967 to present), automotive repair and used car sales (1950 to 1952), lumber storage (1914), and storage boxes (1901).</p>

The following sections provide additional details regarding historic information reviewed for the Site.

4.1 Property Tax Files and Ownership Information

Current and historic Site ownership information was obtained from the Maryland Department of Assessments and Taxation website. The Site consists of 13 adjoining parcels of land, totaling approximately 2.809-acres, and is owned by multiple entities. Ownership information is provided below in Table 5.

Table 5 Ownership Information

Site Address	Libre; Folio	Grantor	Grantee	Transfer Date
101 West West Street	12329;00179	Ostend Leasing Corp	Ostend Leasing Company, Inc.	November 11, 2010
125 West West Street	11715;00164	Furst Brothers Co	1203 Leadenhall, Inc.	December 15, 2005
127 West West Street	No prior ownership information		Alan S and Charlotte E Chaney	---
129 West West Street	09526;00716	Deborah Pearson	Randy Petersen	June 4, 2007
	05092;00376	Gregory Stewart	Deborah Pearson	March 4, 2004
	06109;00249	Michael R Lapides	Gregory Stewart	January 21, 1997
131 West West Street	14976;0210	Stephanie E Clorety	Stephanie E Clorety	February 20, 2013
	06683;01074	Mayday Properties, LLC	Stephanie E Clorety	August 8, 2005
	06164;01054	West West Street Properties, LLC	Mayday Properties, LLC	November 16, 2004
133 West West Street	06696;00597	Mayday Properties, LLC	Ryan Sanford	August 12, 2005
	06164;01062	West West Street Properties, LLC	Mayday Properties, LLC	November 16, 2004
	03371;00151	TSWM Properties, LLC	West West Street Properties, LLC	February 6, 2003
135 West West Street	06696;00597	Mayday Properties, LLC	Denise Adele Kennedy	August 12, 2005
	06164;01062	West West Street Properties, LLC	Mayday Properties, LLC	November 16, 2004
	03371;00151	TSWM Properties, LLC	West West Street Properties, LLC	February 6, 2003
137 West West Street	07306;00167	Mary E McCoy	D&T Partnership c/o DPKL LLC	May 8, 1998
145 West West Street	06944;00349	West Street Investors, LLC	D&T Partnership c/o DPKL LLC	December 31, 1997

Table 5 Ownership Information

Site Address	Libre; Folio	Grantor	Grantee	Transfer Date
	00000;00000	Harvey Kirstel	West Street Investors, LLC	September 13, 1993
	00000;00000	Oscar H Alm	Harvey Kirstel	March 25, 1991
1203 Leadenhall	07114;00590	Furst Brothers Co	1203 Leadenhall, Inc.	December 15, 2005
1223 Leadenhall	07114;00590	Furst Brothers Co	1203 Leadenhall, Inc.	December 15, 2005
150 West Ostend	No prior ownership information		VP Realty, Inc.	---
1220 Race Street	04091;00140	Stanley B Resnick	ABC Box Company	February 8, 1994

4.2 Aerial Photographs

Aerial photographs of the Site dated 2011, 2009, 2007, 2005, 1998, 1994, 1988, 1980, 1971, 1966, 1964 and 1957 were reviewed as part of this investigation. A summary of the aerial photograph review is presented in Table 6.

Table 6 Aerial Photograph Review

Year	Observations
<p>2011 to 1994 Scale 1 in = 500 ft; and 1 in = 750 ft</p>	<p>The Site appears to be developed as it is presently with the existing building footprints encompassing the majority of the Site, with vegetated land in the northern portion of the Site and paved parking lots in the southern portion of the Site.</p> <p>Roadways surround the Site beyond which are commercial properties to the north, west and south. Rowhomes adjoin the Site to the east and southeast, and a vacant lot adjoins the Site to the southwest. It should be noted that the rowhomes to the southeast are not present on the 1994 and 1998 photographs.</p>
<p>1988 Scale 1 in = 500 ft</p>	<p>The majority of the Site appears unchanged from the 1994 photograph with the exception of several rowhomes located in the northern portion of the Site.</p> <p>The adjoining properties appear relatively unchanged from the 1994 photograph.</p>
<p>1980 to 1971 Scale 1 in = 500 ft</p>	<p>Additional rowhomes are present in the northern portion of the Site and the remainder of the Site appears unchanged from the 1988 photograph.</p> <p>Rowhomes adjoin the Site to the north and east, a large building adjoins the Site to the west, and three large buildings adjoin the Site to the south.</p>
<p>1964 to 1957 Scale 1 in = 500 ft</p>	<p>The northern building associated with the current 150 West Ostend Street parcel is not present and several smaller buildings and a parking lot are in its place. The northern portion of the Site has is developed with rowhomes and the remainder of the Site appears unchanged from the 1971 atlas.</p> <p>The adjoining properties appear relatively unchanged from the 1971 photograph.</p>

4.3 Historic Atlases

Historic atlases dated 1974, 1973, 1967, 1952, 1950, 1914, 1901 and 1890 were obtained from EDR as part of this investigation. A summary of the historic atlas review is presented in Table 7. Copies of the historical atlases are included in Appendix B.

Table 7 Historic Atlas Review

Year	Observations
1974 Sanborn	<p>The Site is separated into multiple lots and is developed with several buildings. The Site is improved as follows:</p> <ul style="list-style-type: none"> • 105 to 111 West West Street: Five two-story adjoining residential rowhomes. The area to the east and west of the rowhomes (not addressed) are vacant. • 125 West West Street: Three-story building identified as a picture frame store. • 127 to 143 West West Street: Nine semi-adjoining two-story residential rowhomes. 145 West West Street is vacant. • 1203 to 1227 Leadenhall Street: This area is identified as Furst Bros & Co and is improved with seven one- to two-story adjoining structures identified as a lumber shed, warehouse, planing mill, moulding mill, and metal storage. In addition, a lumber and metal storage yard is present in the southern portion of the area, addressed as 1223 Leadenhall Street. • 150 West Ostend Street: Identified as Durapak Manufacturing Co, manufacturers of flexible packaging, and is improved with one two-story factory building along West Ostend Street, and a single-story warehouse building along Race Street. Two elevators are visible in the western portion of the southern building. • It should be noted that an iron shavings vault is located between the 1211 Leadenhall Street building and the boiler room located in the 150 West Ostend Street building. It is unclear if this vault is associated with the Furst Brothers or Durapak operations. • 1220 to 1234 Race Street and 148 West Ostend Street: One single-story building located in the western portion of the parcel, identified as Post Office South Station, and a parking lot in the eastern portion of the parcel. <p>Surrounding properties are identified as the following:</p> <p>North: West West Street beyond which is a motor freight station to the northeast and an upholstery and residential rowhomes to the northwest.</p> <p>South: West Ostend Street; the area beyond Ostend Street is not shown on the atlas.</p> <p>East: Race Street beyond which is a restaurant to the southeast and a brass foundry to the northeast.</p> <p>West: Leadenhall Street beyond which is the Stone Container Corp, paper box warehouse.</p>
1973 Sanborn	<p>This atlas covers the southern adjoining property only. The property is developed with the Poland Bros wholesale paper products warehouse buildings to the southeast and a steel products storage building and railroad tracks to the southwest.</p>
1967 Sanborn	<p>Ten residential rowhomes are located in the northeastern portion of the Site, addressed as 101 to 119 West West Street. The lumber shed located in the 1203 Leadenhall Street parcel occupies the entire parcel, and the remainder of the Site and surrounding area appear relatively unchanged from the 1974 atlas.</p>

Table 7 Historic Atlas Review

Year	Observations
<p>1952 and 1950 Sanborns</p>	<p>The Site is improved as follows:</p> <ul style="list-style-type: none"> • 101 to 123 West West Street: 12 two-story adjoining residential rowhomes. • 125 to 145 West West Street: 11 semi-adjoining two-story structures. With the exception of 125 West West Street which is identified as a store and 145 West West Street which is identified as a church, the structures consist of residential rowhomes. • 1203 to 1215 Leadenhall Street: The area is occupied by Furst Bros & Co and appears unchanged from the 1967 atlas. • 1223 to 1227 Leadenhall Street and 198 West Ostend Street: This area is identified as the Baltimore Cooperage Tank and Tower Company and is improved with eight one- to three-story structures identified as lumber storage, cooperage storage, warehouse, and mill work. In addition, an engine room is shown in the cooperage storage building along West Ostend Street • 150 West Ostend Street: Identified as The Gatch Wire Goods Co and is improved with a one- to four-story building along West Ostend Street which is identified as factory building and warehouse in the southern portion and a boiler room in the northern portion. A single-story millings building is located in the northern portion of the parcel. • The iron shavings vault is still present and is still unclear whose operations it is associated with. • 1204 to 1202 Race Street: Four single-story adjoining buildings identified as motor freight station. • 1234 Race Street: One single-story building located in the central portion of the parcel, identified as auto repair, and the remainder of the parcel is identified as used car sales. <p>Surrounding properties are identified as the following: North: West West Street beyond which are residential rowhomes. South: West Ostend Street beyond which is the Read Drug & Chemical Company to the southeast and the Virginia Barrel Company to the southwest. East: Race Street beyond which is a restaurant to the southeast and a brass foundry to the northeast. West: Leadenhall Street beyond which is the Maryland Box Company.</p>
<p>1914 Sanborn</p>	<p>The Site is improved as follows:</p> <ul style="list-style-type: none"> • 101 to 145 West West Street: The lots are unchanged from the 1950 atlas with the exception of 125 West West Street which is identified as a saloon and 145 West West Street which is identified as a store. • 1203 Leadenhall Street: Two-story dwelling. • 1235 C-H Leadenhall Street and 198 West Ostend Street: The majority of the western portion of the Site is identified as the Baltimore Cooperage Tank and Tower Company and is improved with 14 one- to three-story structures, which encompass the majority of the area. The structures are identified as moulding storage, cooperage and storage, engine room, tank manufacturing and several sheds. • 150 West Ostend Street: Identified as Furst Bros & Co picture frames and is improved with the one- to four-story building along West Ostend Street. The building is separated into a varnish room and engine room in the northern portion of the building,, manufacturing in the central portion and a dry room in the southeastern portion. In addition, a 1,500-gallon storage tank is located in the northeastern portion of the building; however, the contents of the storage

Table 7 Historic Atlas Review

Year	Observations
	<p>tank are unclear.</p> <ul style="list-style-type: none"> 1234 Race Street: The parcel encompasses the majority of the eastern portion of the Site and is improved with three single-story buildings. The northwestern building is identified as carriage painting, the northeastern building is unidentified, and the central building is identified as a livery and wagon house. Lumber piles are located in the southern portion of the parcel. <p>Surrounding properties are identified as the following: North: West West Street beyond which are residential rowhomes. South: West Ostend Street beyond which is the National Enameling & Stamping Co to the southeast and the J.H. Grimes Packing Box Factory to the southwest. East: Race Street beyond which are residential rowhomes. West: Leadenhall Street beyond which is a furniture storage building.</p>
1901 Sanborn	<p>The Site is improved as follows:</p> <ul style="list-style-type: none"> 101 to 145 West West Street: The lots are unchanged from the 1914 atlas. 1203 Leadenhall Street: Two-story dwelling. 1205 Leadenhall Street (previously 1235 C-H Leadenhall Street and 198 West Ostend Street): This portion of the Site is still occupied by the Baltimore Cooperage Tank Company and appears relatively unchanged from the 1914 atlas, with the exception of the middle building, along Leadenhall Street, which is identified as Baltimore Roofing & Coal Tar Company. Three potential storage tanks are located in this building; however, the contents of the tanks are unclear. In addition, lumber piles are located in the southwestern portion of the parcel. Not addressed (previously 150 West Ostend Street): Identified as Baltimore Moulding Company. The building configuration is unchanged from the 1914 atlas; however several building additions are located along the northern portion. The building is occupied by a drying room, mill, and offices. In addition, an engine room, iron shaving, and storage room are located in the building additions. Not addressed (previously 1234 Race Street): Improved with several one- to two-story buildings identified as carriage painting, a coal and wood yard, a livery, sheds, and storage boxes. <p>The adjoining properties appear relatively unchanged from the 1914 atlas with the exception of the western adjoining property which appears to be occupied by a carpentry operation.</p>
1890 Sanborn	<p>The Site is improved as follows:</p> <ul style="list-style-type: none"> The northern portion of the Site (101 to 145 West West Street) is still improved with residential rowhomes. The western portion of the Site (along Leadenhall Street) is identified as Lorentz & Rittler Phosphate Factory and is improved with 15 one- to three-story adjoining buildings which area identified as warehouse, acid chambers, mill, mixing and a boiler room. Several storage tanks are located throughout the buildings; however the contents or usage is unclear on the atlas. The southern portion of the Site (prior 150 West Ostend Street) is improved with two one- to three- story structures identified as a Lorentz and Rittler warehouse and the Spring Garden Tannery. The eastern portion of the Site (along Race Street) is unimproved. <p>Surrounding properties are identified as the following:</p>

Table 7 Historic Atlas Review

Year	Observations
	North: West West Street beyond which are residential rowhomes. South: A driveway beyond which a B&O railroad repair shop. East: Race Street beyond which are residential rowhomes to the northeast and vacant land to the southeast. West: Leadenhall Street beyond which a fertilizer and chemical works facility.

4.4 Historic Topographic Maps

Historic topographic maps dated 1974, 1966, 1953, 1946, 1908, 1904, and 1899 were reviewed as part of this investigation. A summary of the historic topographic map review is presented in Table 8.

Table 8 Historic Topographic Map Review

Year	Observations
1974, 1966, 1953 and 1946 USGS 7.5 min. quadrangle "Baltimore East"	The Site and surrounding area are shaded to depict dense development and specific details are not shown. Roadways adjoin the Site in all directions, and railroad tracks are further south of the Site.
1908 USGS 30 min. quadrangle "Patapsco", 1904 and 1899 USGS 15 min. quadrangle "Baltimore"	The Site appears to be densely developed within Baltimore City and specific details are not shown.

4.5 Historic City Directories

City directory listings, dated 2013, 2008, 2005, 2002, 1993, 1990, 1984, 1980, 1975, 1971, 1964, 1960, 1959, 1958, 1955, 1952, 1946, 1942, 1930, 1925 and 1920 were obtained from EDR, Inc. A summary of the city directory review is presented in Table 9. Copies of the city directory listings are provided in Appendix B.

Table 9 City Directory Review

Site Address	Year/Source	Occupant Listing
101 to 109 West West Street	1975 to 1946 Chesapeake and Potomac Telephone Co. of Maryland	Residential Listings
125 West West Street	1993 Chesapeake and Potomac Telephone Co. of Maryland	Robert C Decker Sr
	1984 Chesapeake and Potomac Telephone Co. of Maryland	Furst Bros Co.
127 West West Street	2005 to 1990 Hill Donnelly and Chesapeake and Potomac Telephone Co. of Maryland	Residential listings

Site Address	Year/Source	Occupant Listing
137 West West Street	1993 to 1990 Chesapeake and Potomac Telephone Co. of Maryland	Residential listings
1203 Leadenhall Street	1946 to 1942 R.L. Polk & Co	Furst Bros Co Inc.
1205 to 1209 Leadenhall Street	1942 R.L. Polk & Co	Furst Bros Co Inc.
1215 Leadenhall Street	2013 to 2002 Cole Information Services, Hill Donnelly, and Stewart Directories	Furst Bros Co Inc.
	1971 to 1946 Chesapeake and Potomac Telephone Co. of Maryland	Furst Brothers Co Inc Hall, Wm A
1223 to 1227 Leadenhall Street	1952 to 1930 Chesapeake and Potomac Telephone Co. of Maryland and R.L. Polk & Co.	Baltimore Cooperate Tank & Tower Co
146 West Ostend Street	2013 to 2005 , Hill Donnelly and Cole Information Services	United States Postal Service
	2002 Stewart Directory	Amano Cincinnati Clocks & Computers
	1980 and 1975 Chesapeake and Potomac Telephone Co. of Maryland	South Station US Permit Section Bulk Mails Personnel Office Plant Maintenance Office Postal Inspectors Postmaster Quality Control Registered Mail Special Delivery Stamps Truck Terminal
148 West Ostend Street	2002 Stewart Directory	USPS South Station Salptomic Products
150 West Ostend Street	2013 to 1958 Cole Information Services, Hill Donnelly, R. L. Polk & Co., and Chesapeake and Potomac Telephone Co. of Maryland	Durapak Co Vac Pac Manufacturing Co
	1946 to 1952 Chesapeake and Potomac Telephone Co. of Maryland	Gatch Wire Goods Co
150 to 160 West Ostend Street	1930 R.L. Polk & Co	Furst Bros Co Inc.
1202 Race Street	1964 to 1958 R.L. Polk & Co	Accelerated Transport Pony Exp Keims Transfer Inc.
1202 to 1214 Race Street	1946 to 1942 Chesapeake and Potomac Telephone Co. of Maryland, and R.L. Polk & Co.	Baltimore & Pittsburgh Motor Express
	1930 R.L. Polk & Co	Federal Transfer Corp

4.6 Prior Environmental Reports and Investigations

Urban Green Environmental was provided with one prior environmental assessment report. A copy of the report is provided in Appendix C.

In September 2005, a *Limited and Focused Subsurface Soil and Groundwater Investigation* was prepared for Vac Pac, Inc. located at 150 West Ostend Street, by LCS, Inc. This investigation was performed based on the results of a *Transaction Screen Environmental Site Assessment* performed in August 2005 by LCS which identified the following potential environmental conditions:

- An unknown pipe was observed protruding from the furnace floor.
- The current property use as a plastic bag manufacturing and printing facility and the historic property use as a tannery.
- The current and historic hazardous material storage including inks, solvents and adhesives since at least 1960.

In order to further evaluate the identified potential environmental conditions, a soil and groundwater investigation was performed in September 2005 which consisted of:

- 10 soil borings (BH1 through BH10) were advanced throughout the exterior portions of the Site using direct push technologies to depths of approximately 12 to 15 feet below grade. Based on field observations, select soil samples were collected from soil borings BH4, BH6, BH9, and BH10 for laboratory analysis of volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and/or RCRA metals.
- Three of the borings (BH4, BH6, and BH10) were completed as temporary groundwater monitoring wells (TPMW1 through TPMW3). One grab groundwater sample was collected from each well for laboratory analysis of VOCs, SVOCs and RCRA metals.
- Results of the investigation identified concentrations of SVOCs and metals in soil and groundwater in excess of the applicable MDE Cleanup Standards. Low concentrations of VOCs were reported in the soil and groundwater samples which did not exceed the MDE Cleanup Standards. Results of the investigation are shown in the following Tables 10 and 11 and on Figure 4b (please note the MDE Cleanup Standards have been revised since the completion of the investigation, therefore the results presented below are compared to the most recent Standards [2008]).

Table 10 Summary of Prior Soil Analytical Results

Analyte	MDE Cleanup Standard - Residential ¹	ATC ²	BH4 6-8 ft	BH4 7 ft	BH6 8-10 ft	BH6 9 ft	BH9 6-8 ft	BH9 7 ft	BH9 DL 7 ft	BH10 4-6 ft	BH10 5 ft
VOCs (ug/kg)											
Acetone	7,000,000	---	---	ND	---	28	---	130	ND	---	250
2-Butanone	4,700,000	---	---	ND	---	ND	---	ND	ND	---	40
Benzene	12,000	---	---	ND	---	ND	---	340	310	---	7
Chloroform	78,000	---	---	ND	---	ND	---	ND	240	---	ND
Ethylbenzene	780,000	---	---	ND	---	ND	---	63	410	---	14
4-methyl-2-pentanone		---	---	430	---	ND	---	ND	ND	---	ND
Methylene chloride	85,000	---	---	ND	---	ND	---	ND	ND	---	27

Analyte	MDE Cleanup Standard – Residential ¹	ATC ²	BH4 6-8 ft	BH4 7 ft	BH6 8-10 ft	BH6 9 ft	BH9 6-8 ft	BH9 7 ft	BH9 DL 7 ft	BH10 4-6 ft	BH10 5 ft
Tetrachloroethene	1,200	---	---	ND	---	ND	---	ND	ND	---	8
Toluene	630,000	---	---	ND	---	ND	---	10	ND	---	ND
Xylenes (total)	1,600,000	---	---	ND	---	ND	---	48	ND	---	26
SVOCs (ug/kg)											
Acenaphthene	470,000	---	420	---	ND	---	ND	---	---	ND	---
Acenaphthylene	470,000	---	380	---	ND	---	ND	---	---	ND	---
Anthracene	2,300,000	---	2900	---	34	---	ND	---	---	54	---
Benzo(a)anthracene	220	---	15,000	---	120	---	40	---	---	100	---
Benzo(a)pyrene	22	---	12,000	---	93	---	32	---	---	80	---
Benzo(b)fluoranthene	220	---	28,000	---	120	---	40	---	---	91	---
Benzo(g,h,i)perylene	230,000	---	7,600	---	61	---	25	---	---	46	---
Benzo(k)fluoranthene	22,000	---	30,000	---	44	---	ND	---	---	32	---
Bis(2-ethylhexyl)phthalate	46,000	---	ND	---	95	---	33	---	---	ND	---
Chrysene	22,000	---	17,000	---	110	---	32	---	---	92	---
Dibenzo(a,h)anthracene	22	---	3,500	---	24	---	ND	---	---	ND	---
Dibenzofuran	7,800	---	350	---	ND	---	ND	---	---	ND	---
Fluoranthene	310,000	---	21,000	---	230	---	68	---	---	200	---
Fluorene	310,000	---	550	---	ND	---	ND	---	---	25	---
Indeno(1,2,3-cd)pyrene	220	---	7,800	---	52	---	24	---	---	39	---
2-methylnaphthalene	31,000	---	ND	---	ND	---	600	---	---	46	---
Naphthalene	160,000	---	250	---	ND	---	ND	---	---	58	---
Penanthrene	2,300,000	---	5,100	---	190	---	63	---	---	190	---
Pyrene	230,000	---	18,000	---	180	---	58	---	---	160	---
RCRA Metals (mg/kg)											
Arsenic	0.43	3.6	5.3	---	4.7	---	2.8	---	---	3.9	---
Barium	1,600	73	68.8	---	76.8	---	67.2	---	---	55.9	---
Chromium	23	28	11.8	---	16.4	---	17.3	---	---	16.2	---
Lead	400	45	49.8	---	197	---	100	---	---	112	---
Mercury	---	0.51	0.21	---	0.96	---	0.62	---	---	0.41	---

(1) State of Maryland Department of the Environment Cleanup Standards for Soil and Groundwater, Interim Final Guidance, Update No. 2 (MDE 2008).

(2) Anticipated Typical Concentrations (ATCs) represent reference or background levels published by the MDE for the Site area (Eastern).

ND = non detect

--- = No standard or not analyzed

Bold cell = concentration above the greater of the MDE Cleanup Standard or ATC

Table 11 Summary of Prior Groundwater Analytical Results

Analyte	MDE Cleanup Standard for Groundwater ¹	TPMW1	TPMW2	TPMW3
VOCs (ug/L)				
Acetone	550	7.1	4.9	3.1
Benzene	5	ND	ND	0.55
Cyclohexane	---	ND	ND	12
Isopropylbenzene	66	ND	ND	1.7
4-methyl-2-pentanone	630	480	ND	ND
Methylcyclohexane	---	ND	ND	7.3
Trichloroethene	5	3.6	ND	ND
SVOCs (ug/L)				
Acenaphthene	37	ND	ND	8
Anthracene	180	9	ND	7
Benzo(a)anthracene	0.20	43	ND	5
Benzo(a)pyrene	0.20	37	ND	3
Benzo(b)fluoranthene	0.20	66	ND	5
Benzo(g,h,i)perylene	0.18	25	ND	2

Analyte	MDE Cleanup Standard for Groundwater ¹	TPMW1	TPMW2	TPMW3
Benzo(k)fluoranthene	0.30	18	ND	5
Bis(2-ethylhexyl)phthalate	6	4	4	ND
Chrysene	---	46	ND	4
Di-n-butyl phthalate	---	ND	ND	110
Dibenzo(a,h)anthracene	0.20	11	ND	ND
Dibenzofuran	3.7	ND	ND	7
Fluoranthene	3.7	48	ND	11
Fluorene	150	ND	ND	9
Indeno(1,2,3-cd)pyrene	0.20	26	ND	ND
2-methylnaphthalene	2.4	ND	ND	5
Naphthalene	0.65	ND	ND	6
Penanthrene	180	16	ND	23
Pyrene	18	43	ND	9
RCRA Metals (mg/L)				
Arsenic	0.01	0.015	0.15	0.81
Barium	2.0	0.18	2.0	8.5
Cadmium	0.005	ND	0.0026	0.024
Chromium	0.1	0.017	0.56	2.2
Lead	0.015	0.061	3.2	29.4
Mercury-total	0.002	0.00044	0.0088	0.091
Mercury-soluble	---	---	ND	ND
Selenium	0.05	ND	0.017	ND
Silver	0.1	ND	0.0088	0.038

(1) State of Maryland Department of the Environment Cleanup Standards for Soil and Groundwater, Interim Final Guidance, Update No. 2 (MDE 2008).

ND = non detect

Bold cell = concentration above the greater of the MDE Cleanup Standard or ATC

5.0 ENVIRONMENTAL RECORDS REVIEW

5.1 Local Government Records

On February 27, 2014, Urban Green Environmental submitted a PIA request to the MDE and researched USEPA databases for information regarding petroleum storage and releases of hazardous materials and/or petroleum products at the Site. The USEPA records indicate the 1215 Leadenhall Street and 150 West Ostend Street Site addresses are listed in several databases pertaining to hazardous waste and air permitting which are discussed in Section 5.3. On March 13, 2014, a response was received from the MDE which stated the MDE had case files for the Site and/or adjoining properties. On April 14, 2014, Urban Green reviewed the files; however no case files were available for the Site addresses and the only case files available were for a downgradient adjoining property. As the property is downgradient and is not anticipated to impact the Site, the files were not included in this report.

5.2 Standard State Environmental Record Sources

In accordance with the ASTM standard, specific State published databases were reviewed as part of this investigation within designated search radii. In addition, supplemental databases were provided for the Site and surrounding properties by the database provider, EDR. These supplemental databases include local database listings (i.e. brownfields, solid waste disposal sites, and land records). As part of this report, the additional supplemental databases were also reviewed for the Site address. Unless identified in the following section, the Site address was not identified on the supplemental database findings. A report containing the database information was prepared by EDR and is included as Appendix C.

One Site address (150 West Ostend Street) was identified on one supplemental state database (Manifest) which is discussed below. Database findings reported several facilities located within the ASTM standard radii of the Site, as listed in the state database findings. A summary of the standard state environmental agency database findings is provided in Table 12.

Table 12 State Environmental Database Summary

Database	Approximate Minimum Search Distance	Subject Property Results	Adjoining Property Results	Total Radius Search Results
State HWS <i>State Hazardous Waste Sites</i>	1.0 mile	0	0	9
State Landfill <i>Solid Waste Landfills</i>	0.5 mile	0	0	0
OCPCASE <i>Leaking Underground Storage Tank (LUST) Sites and Historic LUSTs</i>	0.5 mile	0	2	63
UST <i>UST and Historic UST Registry</i>	Site and Adjoining	0	1	20

Database	Approximate Minimum Search Distance	Subject Property Results	Adjoining Property Results	Total Radius Search Results
ENG/INST Controls <i>Engineering/Institutional Controls Database</i>	Site	0	NA	6
Brownfields/VCP <i>Brownfields and Voluntary Cleanup Sites</i>	0.5 mile	0	2	12

Vac Pac Manufacturing (150-162 West Ostend Street): The Site address is listed in the PA Manifest database with several manifests from 2006 to 2009 which list numerous containers, drums, barrels or kegs being transported to Cycle Chem of Lewisberry, Pennsylvania.

Baltimore Tool Works (1110 Race Street) OCPCASES 90-1710BC1: The Baltimore Tool Works property adjoins the Site to the northeast. Available regulatory database records indicate this facility is listed in the MDE OCPCASES with one case which was opened in February 1990 and issued closure by the MDE OCP in March 1990. A case closed status typically indicates that no additional action or investigation is required as associated with the facility. Based on the anticipated groundwater flow (southwest), this facility appears to be upgradient of the Site and may represent a limited potential to impact the Site.

ABC Box Company (1135 Leadenhall Street) OCPCASES 90-1709BC1: The ABC Box Company property adjoins the Site to the northwest. Available regulatory database records indicate this facility is listed in the MDE OCPCASES database with one case that was opened in February 1990 and issued closure by the MDE OCP in May 2004. Based on the anticipated groundwater flow (southwest), this facility appears to be upgradient of the Site and may represent a limited potential to impact the Site.

139 West Ostend (139 West Ostend Street): The 139 West Ostend Street property adjoins the Site to the southwest. Available regulatory database records indicate this facility is listed in the VCP database with a VCP application submitted in May 2006 and later withdrawn in June 2009. The property is further identified with chlorinated and PAH soil impacts and chlorinated and petroleum groundwater impacts. Based on the case file status and anticipated groundwater flow (southwest) away from the Site, this facility is not anticipated to impact the Site at this time.

1300 Race Street (1300 Race Street): The 1300 Race Street property adjoins the Site to the southeast. Available regulatory database records indicate this facility is listed in the VCP database with a VCP application submitted in April 2003 and accepted in June 2004 with a No Further Requirements Determination issued. The property is further identified with metal and PAH soil impacts and metal groundwater impacts. Based on the current case file status and anticipated groundwater flow (southwest) away from the Site, this facility is not anticipated to impact the Site at this time.

Goldmar Sales Corp (180-188 W Ostend Street) OCPCASES 01-0768BC1: The Goldmar Sales Corp property adjoins the Site to the west. Available regulatory database records indicate this facility is listed in the MDE OCPCASES with one case which was opened in December 2000 and issued closure by the MDE OCP in January 2001. This facility is also listed in the UST database with one 10,000-gallon heating oil UST which is listed as permanently out of use. Based on the current case file status and anticipated groundwater flow (southwest), this facility is not anticipated to impact the Site at this time.

Kleiman Property/Johns Auto Service (69 W. West Street) OCPCASES 98-0834BC1: The Kleiman Property/Johns Auto Service is located approximately 350 feet east of the Site. Available regulatory database records indicate this facility is listed in the MDE OCPCASES database with one case that was opened in October 1997 and issued closure by the MDE OCP in August 1998 with “tank closure-motor/lube oil” status and a release and subsequent cleanup listed. A case closed status typically indicates that no additional action or investigation is required as associated with the facility. This facility is also listed in the UST database with two 1,000-gallon gasoline USTs which are listed as permanently out of use. Based on the current case file status and anticipated groundwater flow (southwest), this facility is not anticipated to impact the Site at this time.

Engine House #26 (140 W. West Street [399 Fort Ave]) OCPCASES 02-0175BC3: The Engine House #26 property is located approximately 350 feet northwest of the Site. Available regulatory database records indicate this facility is listed in the MDE OCPCASES database with one case that was opened in July 2001 and issued closure by the MDE OCP in October 2001 with a “tank closure-motor/lube oil” status. Additionally, this facility is listed in the Historic UST database with one 285-gallon gasoline UST which is listed as permanently out of use. Based on the current case file status (closed) and anticipated groundwater flow (southwest) away from the Site, this facility is not anticipated to impact the Site at this time.

The remaining state-listed facilities are located at distances greater than 400 feet from the Site. Based on the dense urban Site setting, current case status (closed), the distance from the Site and/or a review of the Site topography which indicates that these facilities are located downgradient and/or crossgradient of the Site, these state-listed facilities represent a limited potential to impact the subject Site at this time.

5.3 Standard Federal Environmental Record Sources

In accordance with the ASTM standard, specific Federal published databases were reviewed as part of this investigation within designated search radii. As noted in Section 5.2, supplemental federal databases were also provided for the Site and surrounding properties by the database provider, EDR. These supplemental databases included additional federal database listings (i.e. FUDS, DOT, PCB database listings). As part of this report, the additional supplemental databases were reviewed for the Site address. Unless identified in the following section, the Site address was not identified on the supplemental database findings. A report containing the database information was prepared

by EDR and is provided in Appendix C. A summary of the federal environmental agency database findings is provided in Table 13.

Available regulatory information identifies no notices of violations or regulatory actions on file for the Site or site addresses.

Table 13 Federal Environmental Database Summary

Database	Approximate Minimum Search Distance	Subject Property Results	Adjoining Property Results	Total Radius Search Results
NPL <i>Superfund Sites</i>	1.0 mile	0	0	0
Delisted NPL <i>Removed Superfund Sites</i>	0.5 mile	0	0	0
CERCLIS <i>Potential Superfund Sites</i>	0.5 mile	0	0	0
CERCLIS NFRAP <i>Sites with No Further Remedial Action Planned</i>	0.5 mile	0	0	4
RCRA CORRACTS <i>Corrective Action Report</i>	1.0 mile	0	0	2
RCRA-TSD <i>Treatment, Storage and Disposal Sites</i>	0.5 mile	0	0	0
RCRA-GEN <i>Hazardous Waste Generators</i>	Site and Adjoining Properties	2	1	10
ENG/INST Controls <i>Engineering/Institutional Controls Database</i>	Site	0	0	0
ERNS <i>Emergency Response Notification System Database</i>	Site	0	0	0

Vac Pac Manufacturing (150-162 West Ostend Street): The Site address is listed in the RCRA-GEN database as a Small Quantity Generator (SQG) which means the facility generates between 100 and 1,000 kilograms (kg) of hazardous waste per month. No violations are listed for this facility in the database report. The address is also listed in the US AIRS federal databases as an Unsupported/unlaminated Plastics Film and Sheet Manufacturing facility and is listed in the USEPA records with similar information; the facility is listed as in compliance.

Furst Brothers Co (1215 Leadenhall Street): The Site address is listed in the RCRA-GEN database as a Conditionally Exempt Small Quantity Generator (CESQG) which means the facility generates less than 100 kg of hazardous waste per month; the address and is also listed in the USEPA records with similar information. Several violations are listed between 1986 and 1996; however the USEPA records do not list any violations or enforcement actions within the last five years. In addition, the Site address is listed in Facility Index System (FINDS) and US AIRS federal databases and the in the USEPA records with similar information. The address is listed in the FINDS database with MD-RCRA, CRAInfo, Aerometric Information Retrieval System Facility Subsystem (AFS), National

Emissions Inventory (NEI), Environmental Permit Service Center (MD-EPSC), and Permanent Air Emission (MD-PEMIS) databases.

Baltimore Tool Works (1110 Race Street): The Baltimore Tool Works property adjoins the Site to the northeast. The property is listed in the RCRA-GEN database as a SQG; no violations are listed. Based on the current regulatory case status, this facility is not anticipated to present an adverse environmental impact to the Site.

Baltimore Woodworks (1234 Leadenhall Street): The Baltimore Woodworks property adjoins the Site to the southwest. The property is listed in the RCRA-GEN database as a SQG; no violations are listed. Based on the regulatory case status and anticipated groundwater flow (southwest) away from the Site, this property is not anticipated to present an adverse environmental impact to the Site at this time.

Johns Auto Service (69 W. West Street): The Johns Auto Service property is located approximately 350 feet east of the Site. The property is listed in the RCRA-GEN database as a Conditionally Exempt Small Quantity Generator (CESQG) which means the facility generates less than 100 kg of hazardous waste per month; no violations are listed. Based on the groundwater flow (southwest) and current regulatory case status, this facility is not anticipated to impact the Site at this time.

The remaining federal-listed facilities are located at distances greater than 400 feet from the Site. Based on the dense urban Site setting, the distance from the Site and a review of the Site topography which indicates that these facilities are all located downgradient and/or crossgradient of the Site, these federal-listed facilities represent a limited potential to impact the subject Site.

6.0 FINDINGS, OPINIONS, AND CONCLUSIONS

6.1 Findings

The Site consists of 13 adjoining parcels of land totaling approximately 2.80-acres and is zoned commercial and residential. The Site parcels are segregated into five primary use areas:

- **Furst Brothers** (125 West West Street and 1203 to 1223 Leadenhall Street): Furst Brothers, a picture frame manufacturer, occupies the majority of the western portion of the Site. This portion of the Site is improved with one two-story masonry rowhome in the northern portion (125 West West Street), a single-story metal shed in the northwestern portion (1203 Leadenhall Street), and nine adjoining one- to two-story masonry structures in the remaining portion (1203 to 1223 Leadenhall Street). With the exception of 125 West West Street building, all structures are underlain by concrete-slab-on-grade foundations; the 125 West West Street structure is underlain by a full basement foundation. The buildings were constructed between 1920 and 1968 and have a total enclosed area of 36,264 square feet. The buildings are used for planing, finishing, assembly, storage and offices. Exterior areas consist of asphalt paved parking in the southern portion of the 1223 Leadenhall Street parcel, and along the eastern portion of the buildings.
- **VacPac, Inc.** (150 West Ostend Street and 101 West West Street): VacPac Inc. (previously Durapak), a plastic food packaging manufacturer, occupies the majority of the eastern portion of the Site. The 150 West Ostend Street parcel is improved with two adjoining structures each of which is underlain by concrete-slab-on-grade foundation. The southern building (49,600 square feet) was constructed in 1920. Exterior areas consist of asphalt paved parking and grass-covered areas. The 101 West West Street parcel consists of a partially fenced and maintained grass lawn.
- **US Post Office** (1220 Race Street): The United States Postal Service occupies the southeastern portion of the Site. This portion of the Site is improved with one single-story concrete structure, underlain by a concrete-slab-on-grade foundation. The 7,125 square foot building was constructed in 1965. Exterior areas consist of an asphalt paved parking lot in the eastern portion of the parcel.
- **Residential rowhomes** (127 to 135 West West Street): The northern portion of the Site consists of five two-story residential rowhomes underlain by full basement foundations.
- **Vacant lot** (137 to 145 West West Street): The northwestern portion of the Site consists of a vacant vegetated lot.

The Site is serviced by municipal water and sewer provided by the City of Baltimore, natural gas and electric provided by BGE, and steam provided by Veolia Energy. Heat is provided to the Site buildings by a combination of natural gas-fired units, electric-fired forced air units and/or district steam-fired overhead heaters.

No visual evidence of USTs, such as vent or fill piping entering the ground surface, or ASTs were observed during the Site reconnaissance. It should be noted that three pipes of unknown origin were observed protruding from the western and southern portions of the 1203 to 1223 Leadenhall Street building (Furst Brothers). The source of these pipes could not be confirmed during the Site

reconnaissance. According to the property owner, no USTs are currently or have historically been located at the Site.

Regulated material storage at the Site includes routine maintenance supplies, and bulk quantities of paint, ink, solvent, adhesives and hydraulic oil which are used throughout the Site during daily Site operations. The materials are stored in containers ranging in size from one quart to 55 gallons and appeared to be in sound condition. Minor oily staining was observed in the vicinity of hydraulic oil storage in the Furst Brothers and VacPac buildings and beneath an aboveground hydraulic lift located on the US Post Office loading dock. Minor paint and ink staining was also observed on the floor surfaces in the vicinity paint and ink storage within the Furst Brothers and VacPac buildings. The concrete floor surfaces in the areas of staining appeared to be in sound condition, exhibiting only minor cracks or weakness. Lastly, no hazardous materials or petroleum product disposal/storage, stressed vegetation, pits, ponds, lagoons, or surface staining, indicative of a suspect release, was observed in the exterior portions of the Site.

Based on historic records, the Site was originally developed between 1890 and 1901 and has been occupied with several commercial operations and residential rowhomes. The Site has been occupied by the current operations since between 1942 (Furst Brothers) and 1967 (US Post Office). Specific historical parcel improvements and occupants included:

- ***Furst Brothers (addresses 1203 to 1227 Leadenhall Street and 198 West Ostend Street):*** The parcels have been operated by Furst Brothers since at least 1974. The existing buildings appear to have been constructed between 1890 (1223 Leadenhall Street) to 1950 (1203 Leadenhall Street) with the exception of the metal shed in the northwestern portion of the 1203 Leadenhall Street parcel which was constructed around 1974. Historic occupants have included Furst Brothers & Company (1942 to present), Baltimore Cooperage Tank and Tower Company (1901 to 1952), Baltimore Roofing and Tar Company (1901), and Lorentz & Rittler Phosphate Factory (1890).
- ***Vac Pac (addressed 150 West Ostend Street and 1202 to 1204 Race Street):*** The parcel has been operated by VacPac (and previously Durapak) since at least 1974. The existing four-story building located in the southern portion of the parcel was constructed circa 1914 with several smaller building additions along the northern portion of the building between 1914 and 1967. Prior to the construction of the single-story building in the northern portion of the parcel (circa 1974), this area was developed with four single-story buildings between at least 1950 and 1952 and several sheds between 1901 and 1914. Historic occupants have included Durapak Manufacturing Company (1958 to present), Gatch Wire Goods Company (1946 to 1952), multiple trucking/freight operations (1930 to 1958), Furst Brothers & Company (1914 to 1930), a livery (1914 to 1901), Baltimore Moulding Company, carriage painting, and coal and wood yard (1901), and Lorentz & Rittler Phosphate Factory and Spring Garden Tannery (1890).
- ***Existing US Post Office (addresses 1220 to 1234 Race Street and 148 West Ostend Street):*** The parcel has been developed with the existing structure since at least 1967. Between 1952 and 1901 the parcel was developed with several smaller structures including a small single story automotive repair building between 1950 and 1952, and a small storage building in 1901. Historic occupants have included US Post Office (1967 to present), automotive repair and used car sales (1950 to 1952), lumber storage (1914), and storage boxes (1901).

- ***Vacant Lot, Residential Rowhomes and Northern Portion of Vac Pac (addresses 101 to 145 West West Street):*** The parcels have been improved with up to 23 semi-adjoining two-story residential rowhome structures since at least 1890. Commercial occupants have also included Furst Brothers (1984 to present), a store (1950 to 1974) and a saloon (1901 to 1914) at the 125 West West Street parcel, and a church (1950 to 1952) and a store (1890 to 1914) at 145 West West Street.

In September 2005, a limited Phase II assessment, which including soil and groundwater sampling was performed on the eastern portion of the Site (150 West Ostend Street). The investigation consisted of advancing 10 soil borings along the northern portions of the building, three of which were completed as temporary groundwater monitoring wells. Based on field screening results, select soil samples were collected from four soil borings and grab groundwater samples were collected from the monitoring wells. Results of the analysis identified elevated concentrations of SVOCs and metals in excess of the MDE Cleanup Standards. It should be noted that an investigation was performed on the 1203 to 1223 Leadenhall Street parcel in 2008 which consisted of advancing several soil borings and two permanent groundwater monitoring wells (which were observed in the southern portion of the parcel); this investigation was never completed and the results were not provided to the property owner.

Urban Green submitted a PIA request to the MDE and researched databases with the USEPA in an attempt to obtain information regarding storage and releases of hazardous materials and/or petroleum products at the Site. The USEPA records indicate the 1215 Leadenhall Street and 150 West Ostend Street Site addresses are listed in databases pertaining to air and hazardous waste permitting; these addresses are also listed in the environmental databases as generators of hazardous waste. No records are on file for the Site addresses with the MDE; however case files were available were for a downgradient adjoining property which is not anticipated to impact the Site and therefore the files were not included in this report.

6.2 Opinions and Conclusions

Urban Green Environmental has performed a Phase I ESA of the Stadium Square II Properties located at 101 to 145 West West Street, 1203 to 1223 Leadenhall Street, 150 West Ostend Street, and 1220 Race Street in Baltimore, Maryland 21230. This assessment has revealed no evidence of *recognized environmental conditions, controlled recognized environmental conditions or historic recognized environmental conditions* in connection with the property with the exception of the following:

- ***Historic Site Use:*** The Site has been occupied by multiple manufacturing facilities since 1890; historic operations have also included an automotive repair facility, a motor freight station, and a tannery. In 2005, a limited soil and groundwater investigation was performed in the eastern portion of the Site (150 West Ostend Street) which identified elevated concentrations of SVOCs and metals in excess of the MDE Cleanup Standards for Residential Soil and Groundwater.

- **Regulated Material Storage:** Regulated material storage at the Site consists of paints, inks, solvents and adhesives stored in containers ranging from quart to 55-gallon drums. Oily staining and paint and ink staining was observed on the concrete floor surfaces throughout the Site as a result of daily operations. Prior to vacating the buildings, it is recommended that the above materials be removed by the tenants in accordance with state and federal guidelines.

Additional action and investigation is recommended to further evaluate the potential for the above RECs to have impacted the environmental integrity of the Site.

The additional findings noted below are not considered recognized environmental conditions at this time, but are considered *de minimis* conditions where no additional investigation or action is currently warranted; however preventive measures or future actions may be prudent as discussed below.

- **Surrounding Property Database Listings:** Several properties within the surrounding area were identified within the environmental databases, including the northern (potentially up-gradient) and southern (cross-gradient) adjoining properties. Based on the current regulatory case statuses (closed), these properties are not anticipated to present an adverse environmental impact to the Site at this time.

6.2 Non-Scope Considerations

Items presented as non-scope considerations are those that the client may have particular interest in, but which review, inquiry or any investigation of was not included in the scope of the Phase I ESA and are presented simply as a courtesy for the purpose of awareness.

- Based on the age of the structures, the on-Site buildings may contain suspected asbestos building materials (ACBM) and Lead-Based Paint. Any future alterations of the building (including renovations or demolition) that may impact the asbestos containing materials or lead-based paint should include consideration of appropriate assessment, abatement and disposal of asbestos containing materials in accordance with applicable guidelines and regulations.

7.0 REFERENCES

Site reconnaissance by Urban Green Environmental, April 28, 2014.

Environmental Data Resources, Inc. (EDR). The EDR Radius Map with GeoCheck, Stadium Square Property. 1220 Race Street, Baltimore, MD 21230. Inquiry No. 3862033.9s. February 24, 2014.

EDR. Certified Sanborn Map Report, Inquiry No. 3862033.10. February 24, 2014.

EDR. The EDR-City Directory Abstract, Inquiry No. 3862033.12. January 29, 2014.

Lender Consulting Services, Inc. (LCS). *Limited and Focused Subsurface and Groundwater Investigation, VacPac, Inc.* September 16, 2005.

State of Maryland Department of Assessment and Taxation. Assessment information and current tax map. February 24, 2014.

USEPA. My Property Info. <http://www.epa.gov/enviro/html/fii/myproperty.html>. February 25, 2014.

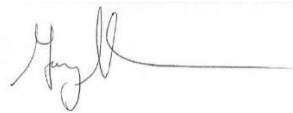
8.0 SIGNATURE OF THE ENVIRONMENTAL PROFESSIONAL

8.1 Signature

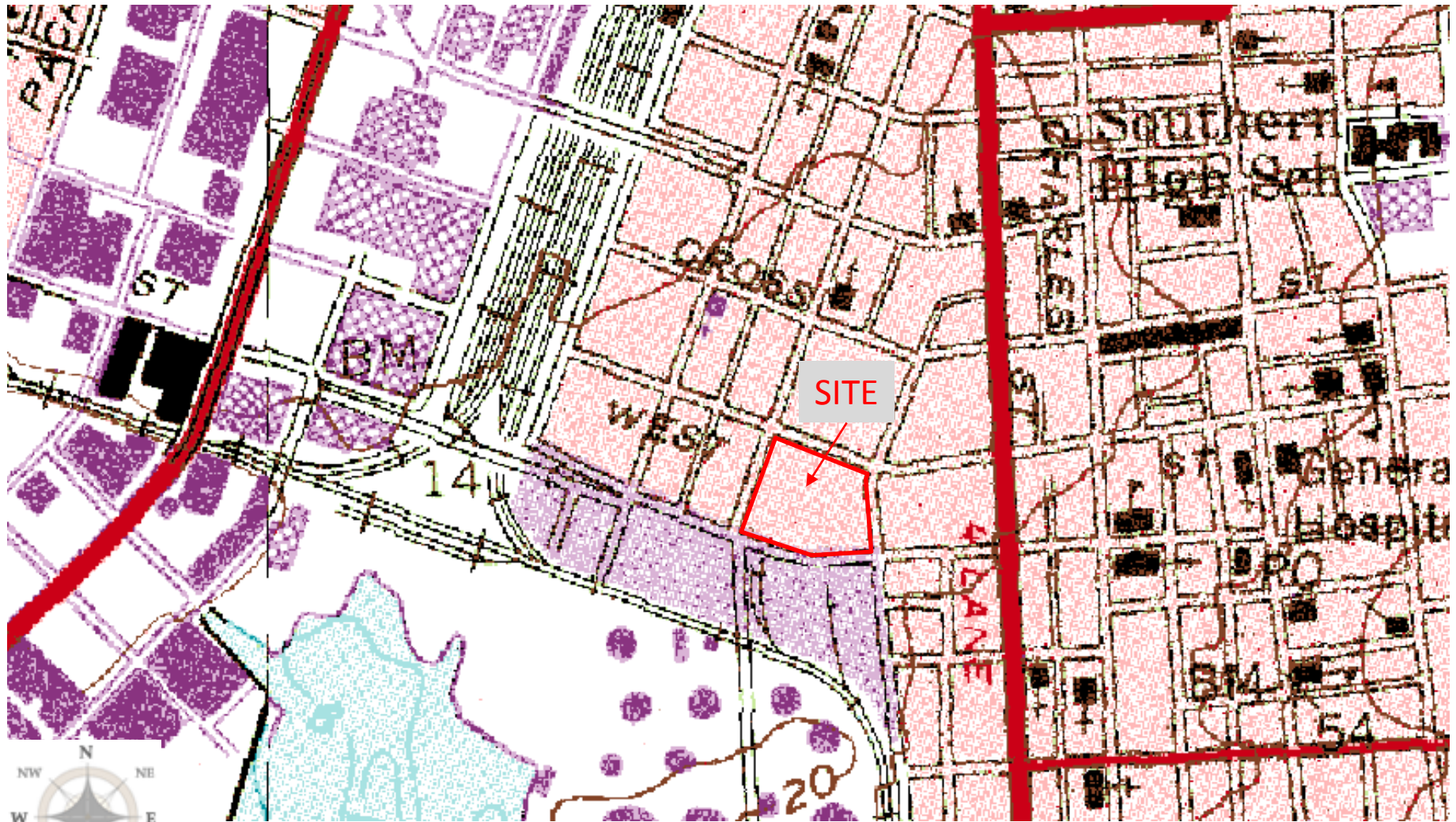
I declare that, to the best of my professional knowledge and belief, I meet the definition of and Environmental Professional as defined in §312.10 of 40 CFR 312” and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Katherine Christensen
Environmental Scientist/Project Manager



Gary Suskauer
Environmental Scientist/Project Manager



Source: Topozone.com

REVISIONS

LOT 1-12 CORR. PER DEED C.S.H. 9873
 LOT 24/25-27 & 31 & 32 CONSID' PER APP. DEED C.S.H. 9873
 LOTS 24/25, 26 TO 29, CONSID' PER APP.; C.S.H. 10022
 LOTS 24, 21, 22 & 23 CONSID' PER O.O. C.S.H. 98-074
 LOT 31 DIV. PER DEED CH. 54 .09-190
 LOTS 1-12 CONSID' PER O.O.; C.H. 54. 10-116 & 10-117



TRACED BY C.T. WOODHOUSE JR.
 LETTERED BY C.T.W. JR.
 CHECKED BY _____

NOTICE
 THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS **NOT** AN AUTHENTIC SURVEY.

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 PROPERTY LOCATION DIVISION
 WARD **23** SECTION **7**
 BLOCK **962**
 SCALE 1" = 50' DATE FEB. 1968

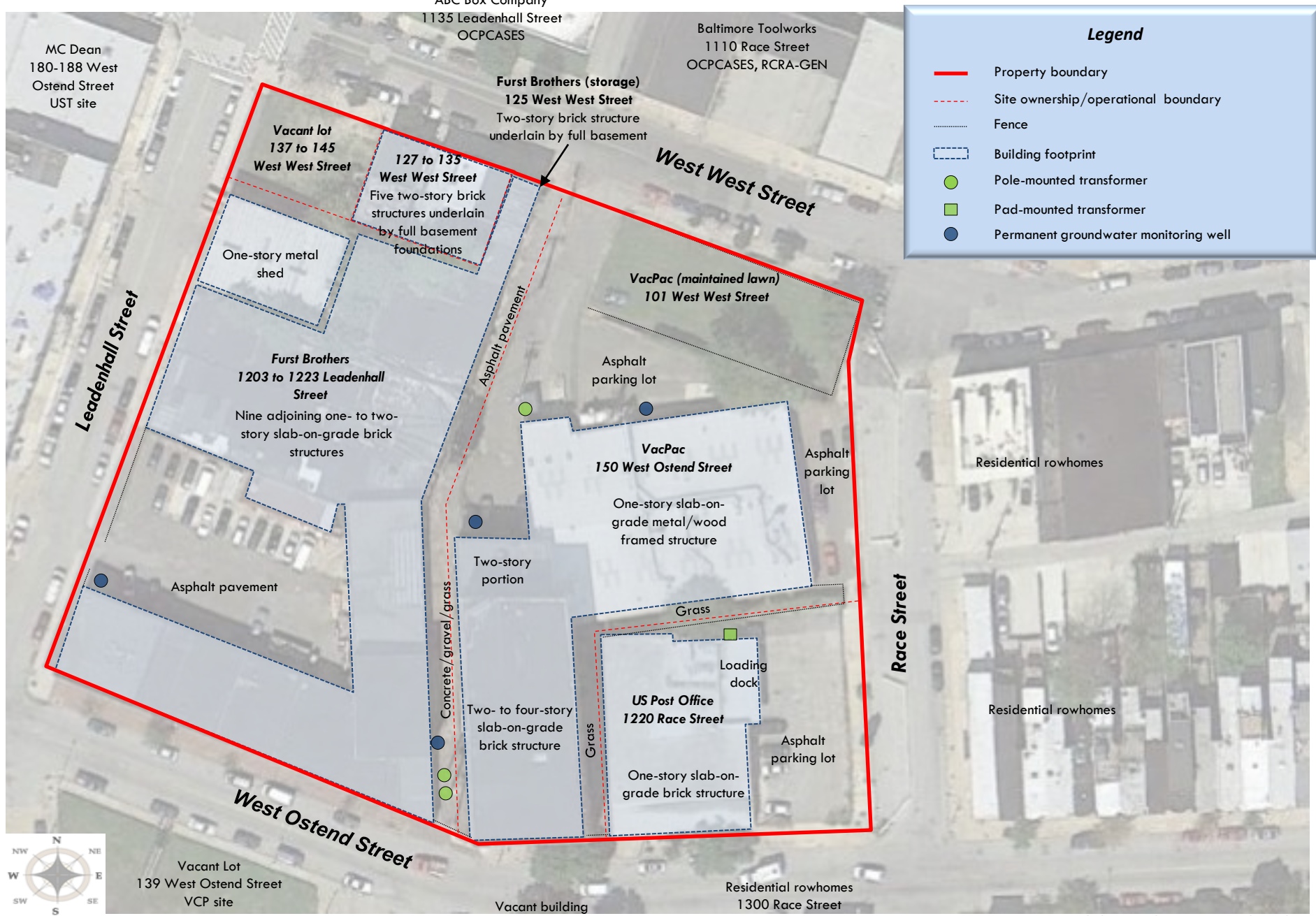
Basemap Source: Maryland Departments of Assessments and Taxation



Stadium Square II, LLC

Figure 2 Tax Plat
 Stadium Square II Property
 Baltimore, Maryland 21230

Date: May 2014	Figure: 2
Approximate Scale: Not to Scale	Project Number: 078-012-14



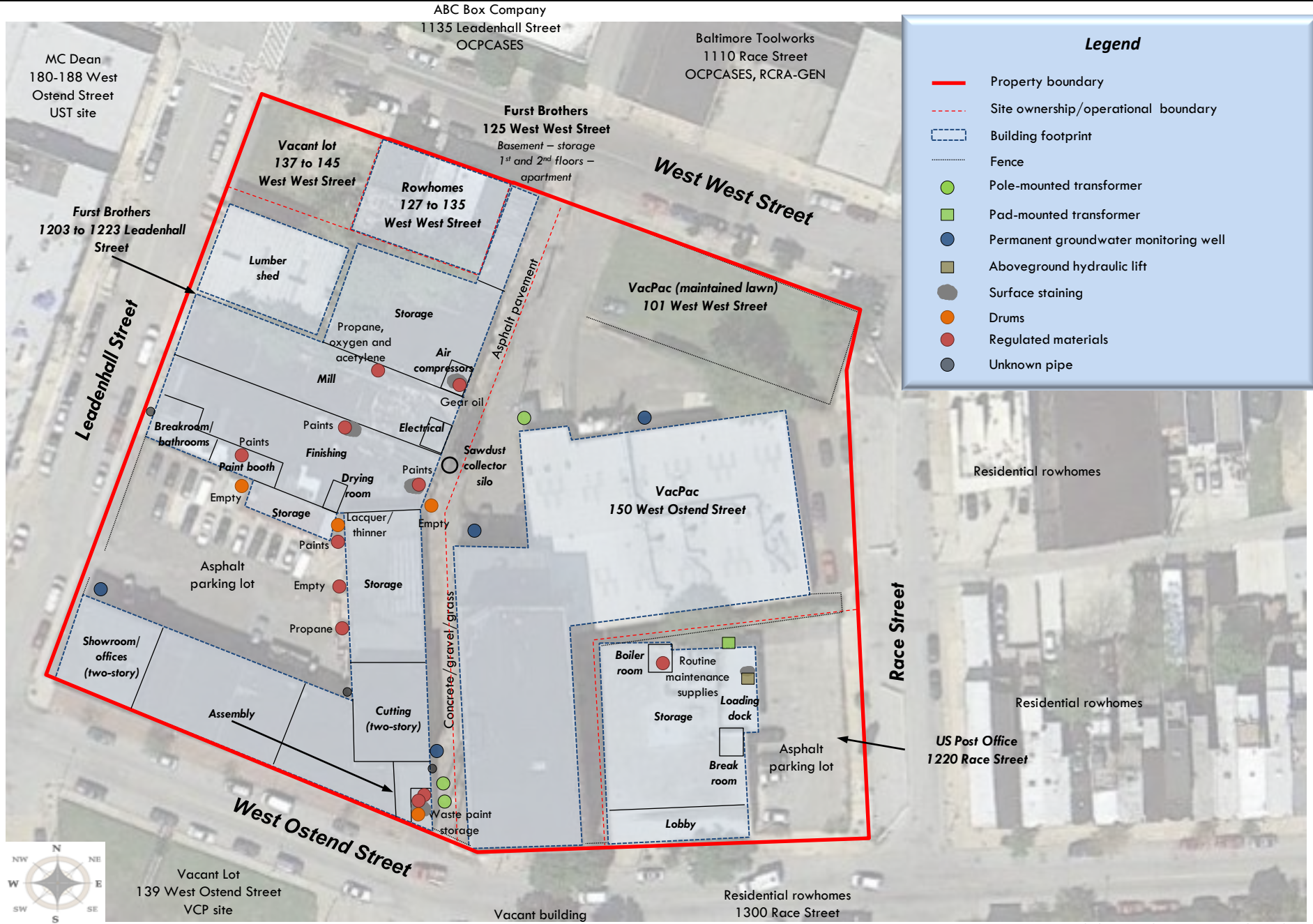
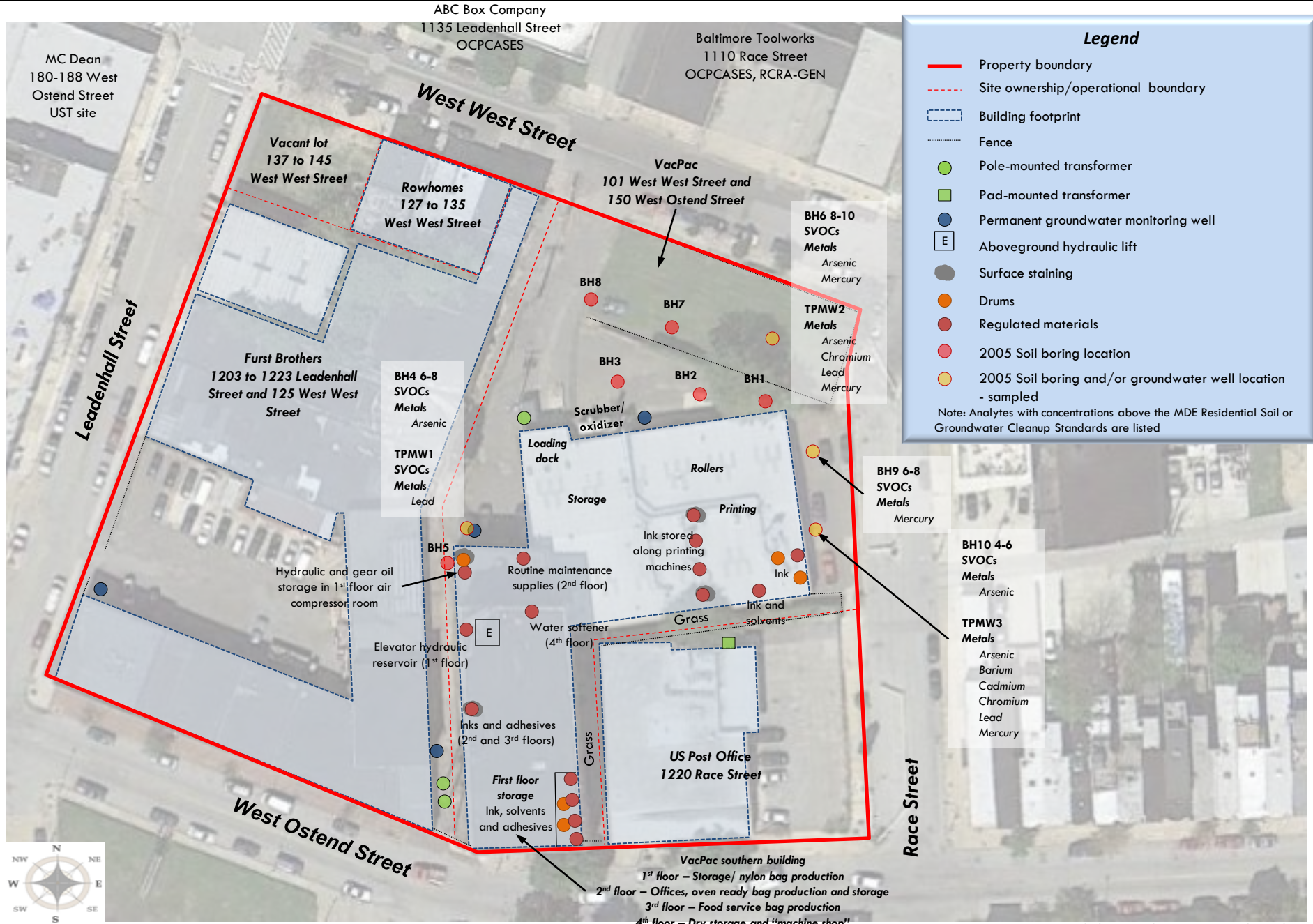
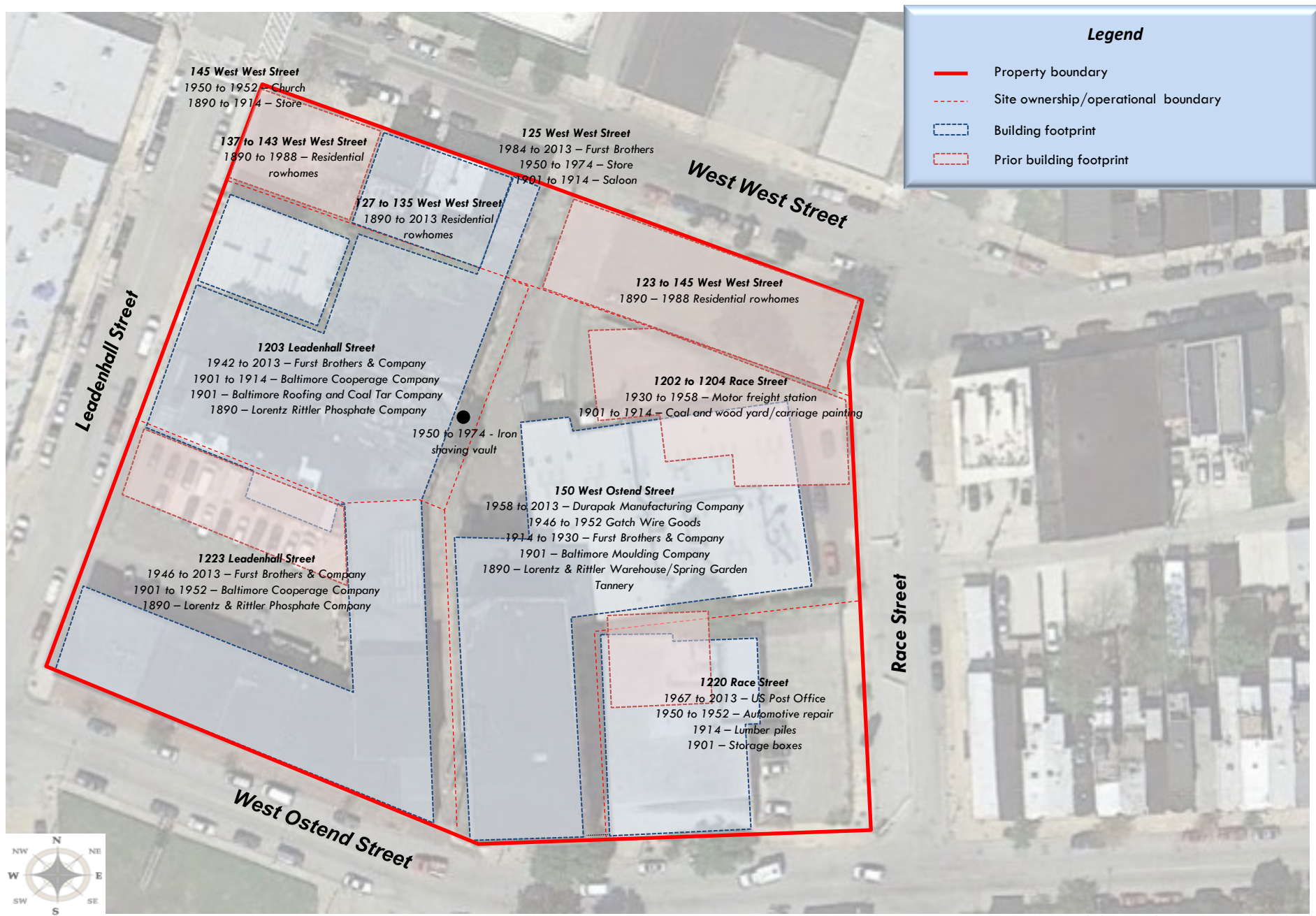


Figure 4a Detailed Site Plan - Furst Brothers and USPS

Aerial Photograph Source: Google Earth Pro





Legend

- Property boundary
- - - Site ownership/operational boundary
- - - Building footprint
- - - Prior building footprint



Aerial Photograph Source: Google Earth Pro

APPENDIX A
SITE PHOTOGRAPHS

Site Photographs
Stadium Square II Property
Baltimore, Maryland 21230



Photograph 1. Northwestern portion of the Site (127 to 145 West West Street).



Photograph 2. Metal lumber shed in northwestern portion of Furst Brothers (1203 to 1223 Leadnehall Street).



Photograph 3. Western portion of the Site (Furst Brothers).



Photograph 4. Southwestern portion of the Site (Furst Brothers at 1203 to 1223 Leadnehall Street).



Photograph 5. Pole-mounted transformers located in the southern portion of the Site, along West Ostend Street.

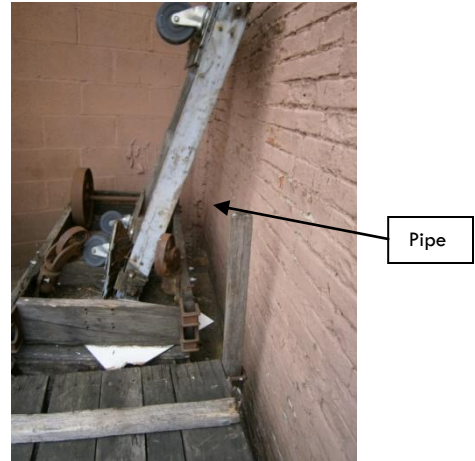


Photograph 6. Groundwater monitoring well in southwestern portion of Furst Brothers

Site Photographs
Stadium Square II Property
Baltimore, Maryland 21230



Photograph 7. Unknown pipe along western portion of the Furst Brothers building.



Photograph 8. Unknown pipe along southwestern portion of the Furst Brothers building.



Photograph 9. Propane compressed gas cylinders in southeastern portion of Furst Brothers.



Photograph 10. Solvent drums (reportedly empty) in southeastern portion of Furst Brothers.



Photograph 11. Unlabeled empty drums in southeastern portion of Furst Brothers.



Photograph 12. Interior of metal lumber shed in northwestern portion of Furst Brothers.

Site Photographs
Stadium Square II Property
Baltimore, Maryland 21230



Photograph 13. Basement interior of 125 West West Street building (Furst Brothers storage).



Photograph 14. Storage in northern portion of Furst Brothers building.



Photograph 15. Mill in northern Furst Brothers building.



Photograph 16. Mill in northern Furst Brothers building.



Photograph 17. Gear oil storage and minor oily staining in air compressor room of Furst Brothers building.



Photograph 18. Finishing paint storage and minor concrete paint staining in central portion of the Furst Brothers building.

Site Photographs
Stadium Square II Property
Baltimore, Maryland 21230



Photograph 19. Finishing paint storage and minor concrete paint staining in central portion of the Furst Brothers building.



Photograph 20. Finishing in central portion of the Furst Brothers building.



Photograph 21. Finishing paint booth in central portion of the Furst Brothers building.



Photograph 22. Assembly in southern portion of Furst Brothers.



Photograph 23. Paint and waste paint storage (waste paint in 55 gallon drums) in southern corner of the Furst Brothers building.



Photograph 24. Paint and waste paint storage (waste paint in 55 gallon drums) in southern corner of the Furst Brothers building.

Site Photographs
Stadium Square II Property
Baltimore, Maryland 21230



Photograph 23. Southern portion of the Site (VacPac at 150 West Ostend Street).



Photograph 24. Grass area between the US Post Office at 1220 Race Street (left) and VacPac at 150 West Ostend Street (right).



Photograph 25. Northern portion of the Site (VacPac at 150 West Ostend Street).



Photograph 26. Air scrubber/oxidizer along northern portion of the northern VacPac building.



Photograph 27. Storage area in northern portion of the northern VacPac building.



Photograph 28. Ink and solvent storage in southeastern portion of the northern VacPac building.

Site Photographs
Stadium Square II Property
Baltimore, Maryland 21230



Photograph 29. Ink storage and minor concrete staining in southeastern portion of the northern VacPac building.



Photograph 30. Ink storage and minor concrete staining along printing machines in central portion of the northern VacPac building.



Photograph 31. First floor air compressor room in the northern portion of the southern VacPac building.



Photograph 32. Hydraulic oil drums in northwestern portion of the air compressor room.



Photograph 33. Hydraulic and gear oil containers in northwestern portion of the air compressor room.



Photograph 34. Gasoline cans in northwestern portion of the air compressor room.

Site Photographs
Stadium Square II Property
Baltimore, Maryland 21230



Photograph 35. Freight elevator in western portion of the southern VacPac building.



Photograph 36. Hydraulic reservoir in elevator mechanical room located behind the freight elevator.



Photograph 37. First floor storage in southern portion of the southern VacPac building.



Photograph 38. First floor ink storage room in southeastern portion of southern VacPac building.



Photograph 39. First floor ink storage room in southeastern portion of southern VacPac building.



Photograph 40. Second floor storage in northern portion of the southern VacPac building.

Site Photographs
Stadium Square II Property
Baltimore, Maryland 21230



Photograph 41. Water softener drums in fourth floor of southern VacPac building.



Photograph 42. Fourth floor "machine shop" in southern portion of the southern VacPac building.



Photograph 43. Southern portion of the Site (US Post Office at 1220 Race Street).



Photograph 44. Southern portion of the Site (US Post Office at 1220 Race Street).



Photograph 45. Eastern portion of the US Post Office building.



Photograph 46. Loading dock along northeastern portion of the US Post Office building.

Site Photographs
Stadium Square II Property
Baltimore, Maryland 21230



Photograph 47. Oily staining beneath aboveground hydraulic lift located on the loading dock.



Photograph 48. Pad-mounted transformer located along northern portion of the US Post Office building.



Photograph 49. Storage in central portion of the US Post Office building.



Photograph 50. Northern portion of the US Post Office building; entrance to boiler room and loading dock.



Photograph 51. Floor drain in boiler room located in the northern portion of the US Post Office building.



Photograph 52. Routine maintenance supplies in boiler room located in the northern portion of the US Post Office building.

Site Photographs
Stadium Square II Property
Baltimore, Maryland 21230



Photograph 53. Break room in eastern portion of the US Post Office building.



Photograph 54. Lobby in southern portion of the US Post Office building.



Photograph 55. ABC Box Company, Creek Alley and Baltimore Toolworks adjoining the Site to the north.



Photograph 56. Residential rowhomes adjoining the Site to the east.



Photograph 57. MC Dean office building adjoining the Site to the west.



Photograph 58. Rowhomes, vacant building and vacant lot adjoining the Site to the south.

APPENDIX B
HISTORIC RESEARCH DOCUMENTATION

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE CITY

[View GroundRent Redemption](#)[View GroundRent Registration](#)**Account Identifier:** Ward - 23 Section - 07 Block - 0962 Lot - 001

Owner Information

Owner Name:	OSTEND LEASING COMPANY INC	Use:	INDUSTRIAL
Mailing Address:	150 W OSTEND ST BALTIMORE MD 21230-3731	Principal Residence:	NO
		Deed Reference:	1) /12329/ 00179 2)

Location & Structure Information

Premises Address:	101 W WEST ST BALTIMORE 21230-3724	Legal Description:	0.200 ACRES
--------------------------	---------------------------------------	---------------------------	-------------

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0023	0000	0000		0000	07	0962	001	2012	Plat Ref:

Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			8,712 SF	91010

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
----------------	-----------------	-------------	-----------------	-----------------------	---------------	------------------------------

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2012	07/01/2013	07/01/2014
Land:	69,600	69,600		
Improvements	700	600		
Total:	70,300	70,200	70,200	70,200
Preferential Land:	0			0

Transfer Information

Seller: OSTEND LEASING CORP.	Date: 01/11/2010	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: FMC /12329/ 00179	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2013	07/01/2014
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE CITY

[View GroundRent Redemption](#)[View GroundRent Registration](#)**Account Identifier:** Ward - 23 Section - 07 Block - 0962 Lot - 013

Owner Information

Owner Name:	1203 LEADENHALL INC	Use:	INDUSTRIAL
		Principal Residence:	NO
Mailing Address:	1215 LEADENHALL ST BALTIMORE MD 21230-3708	Deed Reference:	1) /11715/ 00164 2)

Location & Structure Information

Premises Address:	125 W WEST ST BALTIMORE 21230-3724	Legal Description:	16X56
--------------------------	---------------------------------------	---------------------------	-------

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0023	0000	0000		0000	07	0962	013	2012	Plat Ref:

Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1920	2352		896 SF	61710

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		STORAGE WAREHOUSE				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2012	07/01/2013	07/01/2014
Land:	31,300	31,300		
Improvements	30,900	22,500		
Total:	62,200	53,800	53,800	53,800
Preferential Land:	0			0

Transfer Information

Seller: FURST BROTHERS CO. INC	Date: 12/15/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: FMC /11715/ 00164	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		07/01/2013	07/01/2014
County:	000		0.00	
State:	000		0.00	
Municipal:	000		0.00 0.00	0.00 0.00
Tax Exempt:		Special Tax Recapture:		
Exempt Class:		NONE		

Homestead Application Information

Homestead Application Status: No Application

Real Property Data Search (w4)

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Search Result for BALTIMORE CITY

View GroundRent Redemption				View GroundRent Registration					
Account Identifier:		Ward - 23 Section - 07 Block - 0962 Lot - 014							
Owner Information									
Owner Name:	CHANEY ALAN S CHANEY CHARLOTTE E			Use:	RESIDENTIAL				
Mailing Address:	127 W WEST ST BALTIMORE MD 21230-3724			Principal Residence:	YES				
				Deed Reference:	1) /04240/ 00810 2)				
Location & Structure Information									
Premises Address:		127 W WEST ST BALTIMORE 21230-3724		Legal Description:		14X56			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0023	0000	0000		0000	07	0962	014	2012	Plat Ref:
Special Tax Areas:							Town: NONE		
Ad Valorem:									
Tax Class:									
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area	County Use			
1900	1,892 SF					11130			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
3.000000	NO	CENTER UNIT	BRICK	1 full					
Value Information									
	Base Value		Value		Phase-in Assessments				
			As of		As of				
			01/01/2012		07/01/2013				
					07/01/2014				
Land:	140,000		140,000						
Improvements	84,300		76,600						
Total:	224,300		216,600		216,600	216,600			
Preferential Land:	0				0				
Transfer Information									
Seller:	Date:		Price:						
Type:	Deed1:		Deed2:						
Seller:	Date:		Price:						
Type:	Deed1:		Deed2:						
Seller:	Date:		Price:						
Type:	Deed1:		Deed2:						
Exemption Information									
Partial Exempt Assessments:	Class		07/01/2013		07/01/2014				
County:	000		0.00						
State:	000		0.00						
Municipal:	000		0.00 0.00		0.00 0.00				
Tax Exempt:	Special Tax Recapture:								
Exempt Class:	NONE								
Homestead Application Information									
Homestead Application Status: Approved 12/31/2012									

Real Property Data Search (w4)

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Search Result for BALTIMORE CITY

View GroundRent Redemption				View GroundRent Registration					
Account Identifier:		Ward - 23 Section - 07 Block - 0962 Lot - 015							
Owner Information									
Owner Name:	PETERSEN RANDY			Use:	RESIDENTIAL				
Mailing Address:	129 W WEST ST BALTIMORE MD 21230-3724			Principal Residence:	YES				
				Deed Reference:	1) /09526/ 00716 2)				
Location & Structure Information									
Premises Address:	129 W WEST ST BALTIMORE 21230-3724			Legal Description:	15X56				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0023	0000	0000		0000	07	0962	015	2012	Plat Ref:
Special Tax Areas:							Town:	NONE	
							Ad Valorem:		
							Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area	County Use			
1900	900 SF					11130			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2.000000	NO	CENTER UNIT	BRICK	1 full					
Value Information									
	Base Value		Value		Phase-in Assessments				
			As of		As of		As of		
			01/01/2012		07/01/2013		07/01/2014		
Land:	140,000		140,000						
Improvements	51,600		54,800						
Total:	191,600		194,800		193,733		194,800		
Preferential Land:	0						0		
Transfer Information									
Seller: PEARSON, DEBORAH			Date: 06/04/2007			Price: \$205,000			
Type: ARMS LENGTH IMPROVED			Deed1: FMC /09526/ 00716			Deed2:			
Seller: STEWART, GREGORY			Date: 03/04/2004			Price: \$95,000			
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /05092/ 00376			Deed2:			
Seller: LAPIDES, MICHAEL R			Date: 01/21/1997			Price: \$41,250			
Type: ARMS LENGTH IMPROVED			Deed1: SEB /06109/ 00249			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2013		07/01/2014		
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00 0.00		0.00 0.00		
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		HOMEOWNERS TAX CREDIT							
Homestead Application Information									
Homestead Application Status: Approved 12/20/2011									

Real Property Data Search (w4)

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Search Result for BALTIMORE CITY

View GroundRent Redemption				View GroundRent Registration					
Account Identifier:		Ward - 23 Section - 07 Block - 0962 Lot - 016							
Owner Information									
Owner Name:		CLORETY STEPHANIE E.		Use:		RESIDENTIAL			
Mailing Address:		5207 HAWK CHANNEL DR WEST RIVER MD 20778-0000		Principal Residence:		NO			
				Deed Reference:		1) /14976/ 0210 2)			
Location & Structure Information									
Premises Address:			131 W WEST ST BALTIMORE 21230-3724		Legal Description:		15X56		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0023	0000	0000		0000	07	0962	016	2012	Plat Ref:
Special Tax Areas:							Town:	NONE	
							Ad Valorem:		
							Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1900		1,020 SF						11130	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2.000000	NO	END UNIT	BRICK	1 full/ 1 half					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2012		07/01/2013		07/01/2014	
Land:		140,000		140,000					
Improvements		155,900		126,200					
Total:		295,900		266,200		266,200		266,200	
Preferential Land:		0						0	
Transfer Information									
Seller: CLORETY, STEPHANIE E.			Date: 02/20/2013			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /14976/ 0210			Deed2:			
Seller: MAYDAY PROPERTIES, LLC.			Date: 08/08/2005			Price: \$240,000			
Type: ARMS LENGTH IMPROVED			Deed1: FMC /06683/ 01074			Deed2:			
Seller: WEST WEST STREET PROPERTIES, LLC			Date: 11/16/2004			Price: \$110,000			
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /06164/ 01054			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2013		07/01/2014			
County:		000		0.00		0.00			
State:		000		0.00		0.00			
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: Denied									

Real Property Data Search (w4)

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Search Result for BALTIMORE CITY

View GroundRent Redemption				View GroundRent Registration					
Account Identifier:		Ward - 23 Section - 07 Block - 0962 Lot - 017							
Owner Information									
Owner Name:	SANFORD RYAN			Use:	RESIDENTIAL				
Mailing Address:	133 W WEST ST BALTIMORE MD 21230-3724			Principal Residence:	YES				
				Deed Reference:	1) /06861/ 00690 2)				
Location & Structure Information									
Premises Address:		133 W WEST ST BALTIMORE 21230-3724		Legal Description:		12-4X56			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0023	0000	0000		0000	07	0962	017	2012	Plat Ref:
Special Tax Areas:							Town: NONE		
Ad Valorem:									
Tax Class:									
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area	County Use			
1900	666 SF					11130			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2.000000	NO	END UNIT	BRICK	1 full/ 1 half					
Value Information									
	Base Value		Value		Phase-in Assessments				
			As of		As of				
			01/01/2012		07/01/2013				
			As of		07/01/2014				
Land:	140,000		140,000						
Improvements	105,400		85,400						
Total:	245,400		225,400		225,400	225,400			
Preferential Land:	0				0				
Transfer Information									
Seller: MAYDAY PROPERTIES, LLC.			Date: 10/21/2005		Price: \$259,900				
Type: ARMS LENGTH IMPROVED			Deed1: FMC /06861/ 00690		Deed2:				
Seller: WEST WEST STREET PROPERTIES, LLC			Date: 11/16/2004		Price: \$110,000				
Type: ARMS LENGTH MULTIPLE			Deed1: FMC /06164/ 01062		Deed2:				
Seller: TSWM PROPERTIES, LLC			Date: 02/06/2003		Price: \$100,000				
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /03371/ 00151		Deed2:				
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2013	07/01/2014			
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00 0.00	0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

Real Property Data Search (w4)

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Search Result for BALTIMORE CITY

View GroundRent Redemption				View GroundRent Registration					
Account Identifier:		Ward - 23 Section - 07 Block - 0962 Lot - 018							
Owner Information									
Owner Name:		KENNEDY DENISE ADELE		Use:		RESIDENTIAL			
Mailing Address:		135 W WEST ST BALTIMORE MD 21230-3724		Principal Residence:		YES			
				Deed Reference:		1) /06696/ 00597 2)			
Location & Structure Information									
Premises Address:		135 W WEST ST BALTIMORE 21230-3724		Legal Description:		12-4X56			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0023	0000	0000		0000	07	0962	018	2012	Plat Ref:
Special Tax Areas:							Town: NONE		
Ad Valorem:									
Tax Class:									
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area	County Use		
1900		666 SF					11130		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2.000000	NO	END UNIT	BRICK	1 full/ 1 half					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of			
				01/01/2012		07/01/2013			
				As of		As of			
				07/01/2014					
Land:		140,000		140,000					
Improvements		127,800		97,600					
Total:		267,800		237,600		237,600			
Preferential Land:		0				0			
Transfer Information									
Seller: MAYDAY PROPERTIES, LLC.			Date: 08/12/2005		Price: \$257,000				
Type: ARMS LENGTH IMPROVED			Deed1: FMC /06696/ 00597		Deed2:				
Seller: WEST WEST STREET PROPERTIES, LLC			Date: 11/16/2004		Price: \$110,000				
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /06164/ 01062		Deed2:				
Seller: TSWM PROPERTIES, LLC			Date: 02/06/2003		Price: \$100,000				
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /03371/ 00151		Deed2:				
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2013		07/01/2014			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: Application received									

Your feedback is important to us. Please take our short survey.

Search Result for BALTIMORE CITY

View GroundRent Redemption				View GroundRent Registration					
Account Identifier:		Ward - 23 Section - 07 Block - 0962 Lot - 019							
Owner Information									
Owner Name:	STADIUM SQUARE II LLC			Use:	RESIDENTIAL				
Mailing Address:	6225 SMITH AVE BALTIMORE MD 21209-0000			Principal Residence:	NO				
				Deed Reference:	1) /16206/ 0146 2)				
Location & Structure Information									
Premises Address:		137 W WEST ST BALTIMORE 21230-3724		Legal Description:		12X56			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0023	0000	0000		0000	07	0962	019	2012	Plat Ref:
Special Tax Areas:							Town: NONE		
							Ad Valorem:		
							Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area	County Use		
						1 SF	11130		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
	Base Value		Value		Phase-in Assessments				
			As of		As of				
			01/01/2012		07/01/2013				
			07/01/2014						
Land:	37,000		35,000						
Improvements	0		0						
Total:	37,000		35,000		35,000				
Preferential Land:	0				0				
Transfer Information									
Seller: DPKL, LLC			Date: 05/05/2014		Price: \$305,000				
Type: ARMS LENGTH MULTIPLE			Deed1: FMC /16206/ 0146		Deed2:				
Seller: D & T PARTNERSHIP			Date: 05/05/2014		Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: FMC /16206/ 0137		Deed2:				
Seller: MCCOY, MARY E			Date: 05/08/1998		Price: \$6,075				
Type: NON-ARMS LENGTH OTHER			Deed1: SEB /07306/ 00167		Deed2:				
Exemption Information									
Partial Exempt Assessments:		Class	07/01/2013		07/01/2014				
County:		000	0.00						
State:		000	0.00						
Municipal:		000	0.00 0.00		0.00 0.00				
Tax Exempt:			Special Tax Recapture:						
Exempt Class:			NONE						
Homestead Application Information									
Homestead Application Status: No Application									

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Search Result for BALTIMORE CITY

View GroundRent Redemption				View GroundRent Registration					
Account Identifier:		Ward - 23 Section - 07 Block - 0962 Lot - 020							
Owner Information									
Owner Name:	STADIUM SQUARE II LLC			Use:	RESIDENTIAL				
Mailing Address:	6225 SMITH AVE BALTIMORE MD 21209-0000			Principal Residence:	NO				
				Deed Reference:	1) /16206/ 0146 2)				
Location & Structure Information									
Premises Address:	145 W WEST ST BALTIMORE 21230-3724			Legal Description:	0.071 ACRES				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0023	0000	0000		0000	07	0962	020	2012	Plat Ref:
					Town:	NONE			
Special Tax Areas:					Ad Valorem:				
					Tax Class:				
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use					
			3,092 SF	11130					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
	Base Value	Value	Phase-in Assessments						
		As of	As of	As of					
		01/01/2012	07/01/2013	07/01/2014					
Land:	150,000	149,000							
Improvements	0	0							
Total:	150,000	149,000	149,000	149,000					
Preferential Land:	0			0					
Transfer Information									
Seller: DPKL, LLC	Date: 05/05/2014	Price: \$305,000							
Type: ARMS LENGTH MULTIPLE	Deed1: FMC /16206/ 0146	Deed2:							
Seller: D&T PARTNERSHIP	Date: 05/05/2014	Price: \$0							
Type: NON-ARMS LENGTH OTHER	Deed1: FMC /16206/ 0137	Deed2:							
Seller: WEST STREET INVESTORS LLC	Date: 12/31/1997	Price: \$39,500							
Type: ARMS LENGTH IMPROVED	Deed1: SEB /06944/ 00349	Deed2:							
Exemption Information									
Partial Exempt Assessments:	Class	07/01/2013		07/01/2014					
County:	000	0.00							
State:	000	0.00							
Municipal:	000	0.00 0.00		0.00 0.00					
Tax Exempt:	Special Tax Recapture:								
Exempt Class:	NONE								
Homestead Application Information									
Homestead Application Status: No Application									

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE CITY

[View GroundRent Redemption](#)[View GroundRent Registration](#)**Account Identifier:** Ward - 23 Section - 07 Block - 0962 Lot - 031

Owner Information

Owner Name:	VP REALTY INC	Use:	INDUSTRIAL
Mailing Address:	150 W OSTEND ST BALTIMORE MD 21230-3731	Principal Residence:	NO
		Deed Reference:	1) 2)

Location & Structure Information

Premises Address:	150 W OSTEND ST BALTIMORE 21230-3731	Legal Description:	0.877 ACRES
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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0023	0000	0000		0000	07	0962	031	2012	Plat Ref:

Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1920	49600		38,202 SF	63760

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		LIGHT MANUFACTURING				

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As of	As of	As of
		01/01/2012	07/01/2013	07/01/2014
Land:	305,600	305,600		
Improvements	390,300	262,400		
Total:	695,900	568,000	568,000	568,000
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2013	07/01/2014
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE CITY

[View GroundRent Redemption](#)[View GroundRent Registration](#)**Account Identifier:** Ward - 23 Section - 07 Block - 0962 Lot - 024

Owner Information

Owner Name:	1203 LEADENHALL INC	Use:	INDUSTRIAL
Mailing Address:	1215 LEADENHALL STREET BALTIMORE MD 21230	Principal Residence:	NO
		Deed Reference:	1) /07114/ 00590 2)

Location & Structure Information

Premises Address:	1203 LEADENHALL ST BALTIMORE 21230-3708	Legal Description:	140-2X165
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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0023	0000	0000		0000	07	0962	024	2012	Plat Ref:

Town: NONE

Special Tax Areas:

Ad Valorem:

Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1968	17612		22,550 SF	63760

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		STORAGE WAREHOUSE				

Value Information

	<u>Base Value</u>	<u>Value</u>	<u>Phase-in Assessments</u>	
		As of	As of	As of
		01/01/2012	07/01/2013	07/01/2014
Land:	180,400	180,400		
Improvements	182,900	111,800		
Total:	363,300	292,200	292,200	292,200
Preferential Land:	0			0

Transfer Information

Seller: FURST BROTHERS CO. INC	Date: 12/15/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: FMC /07114/ 00590	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2013	07/01/2014
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE CITY

[View GroundRent Redemption](#)[View GroundRent Registration](#)**Account Identifier:** Ward - 23 Section - 07 Block - 0962 Lot - 030

Owner Information

Owner Name:	1203 LEADENHALL INC	Use:	INDUSTRIAL
Mailing Address:	1215 LEADENHALL ST BALTIMORE MD 21230-3708	Principal Residence:	NO
		Deed Reference:	1) /07114/ 00590 2)

Location & Structure Information

Premises Address:	1223 LEADENHALL ST BALTIMORE 21230-0000	Legal Description:	139X236-6
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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0023	0000	0000		0000	07	0962	030	2012	Plat Ref:

Town: NONE

Special Tax Areas:

Ad Valorem:

Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1920	16300		29,397 SF	24990

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		STORAGE WAREHOUSE				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2012	07/01/2013	07/01/2014
Land:	235,100	235,100		
Improvements	172,600	142,700		
Total:	407,700	377,800	377,800	377,800
Preferential Land:	0			0

Transfer Information

Seller: FURST BROTHERS CO	Date: 12/15/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: FMC /07114/ 00590	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		07/01/2013	07/01/2014
County:	000		0.00	
State:	000		0.00	
Municipal:	000		0.00 0.00	0.00 0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE CITY

[View GroundRent Redemption](#)[View GroundRent Registration](#)**Account Identifier:** Ward - 23 Section - 07 Block - 0962 Lot - 031A

Owner Information

Owner Name:	LEVY JONATHAN C LEVY DARA L	Use:	COMMERCIAL
Mailing Address:	10210 DAPHNEY HOUSE WAY ROCKVILLE MD 20850	Principal Residence:	NO
		Deed Reference:	1) /04091/ 00140 2)

Location & Structure Information

Premises Address:	1220 RACE ST BALTIMORE 21230-0000	Legal Description:	138-1X120-5
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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0023	0000	0000		0000	07	0962	031A	2012	Plat Ref:

Town: NONE

Special Tax Areas:

Ad Valorem:

Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1965	7125		14,562 SF	67300

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		BRANCH POST OFFICE				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2012	07/01/2013	07/01/2014
Land:	116,400	116,400		
Improvements	294,600	232,500		
Total:	411,000	348,900	348,900	348,900
Preferential Land:	0			0

Transfer Information

Seller: RESNICK, B STANLEY	Date: 02/08/1994	Price: \$60,000
Type: ARMS LENGTH IMPROVED	Deed1: SEB /04091/ 00140	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2013	07/01/2014
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

APPENDIX E
INTERVIEW DOCUMENTATION

URBAN GREEN ENVIRONMENTAL

April 28, 2014	078-012-14
Date	Project Number
Stadium Square II, LLC	Stadium Square II Property 1203 to 1223 Leadenhall Street
Client	Project Name & Address
Mr. William T. Decker, property owner	Kathy Christensen
Interviewee	Interviewer

Notes:

Mr. Decker stated Furst Brothers was incorporated in 1865 and was first started in the adjoining 150 West Ostend Street building. The operations were moved to the current location between 1933 (1203 Leadenhall Street) and 1970 (1223 Leadenhall Street). Mr. Decker has been with Furst Brothers since 1967; however, his family has owned the property and business since 1933. Mr. Decker is unaware of any current or historical underground or aboveground storage tanks at the Site and with the exception of paints, lacquers, and solvents used in framing finishing processes, no hazardous materials are stored on the Site.

In addition, Mr. Decker answered the following questions:

1. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? **No**
2. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property? **No**
3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? **No**
4. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? **No**
5. Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? **No**
6. Do you have any specialized knowledge or experience related to the property or nearby properties? **No**
7. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:
 - a. Do you know the past uses of the property? **A roofing company and stable were historically located on the 1203 Leadenhall Street property.**
 - b. Do you know of specific chemicals that are present or once were present at the property? **Paints**
 - c. Do you know of spills or other chemical releases that have taken place at the property? **No**
 - d. Do you know of any environmental cleanups that have taken place at the property? **No**
8. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? **No**

URBAN GREEN ENVIRONMENTAL

April 28, 2014	078-012-14
Date	Project Number
Stadium Square II, LLC	Stadium Square II Property 150 West Ostend Street
Client	Project Name & Address
Mr. Matthew Tary and Ms. Hessa Tary, property owners	Kathy Christensen
Interviewee	Interviewer

Notes:

Mr. Tary stated VacPac first started as DuraPak in 1927 and moved to the current location in 1958. Ms. Tary stated the business has been in her family since 1949. Mr. and Ms. Tary are unaware of any current or historical underground or aboveground storage tanks at the Site and with the exception of inks, solvents and adhesives used in the printing processes, no hazardous materials are stored on the Site.

In addition, Mr. and Ms. Tary answered the following questions:

1. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? **No**
2. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property? **No**
3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? **No**
4. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? **No**
5. Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? **No**
6. Do you have any specialized knowledge or experience related to the property or nearby properties? **No**
7. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:
 - a. Do you know the past uses of the property? **Picture framing (Furst Brothers).**
 - b. Do you know of specific chemicals that are present or once were present at the property? **Inks and adhesives currently, any historic chemicals may be provided in the prior report.**
 - c. Do you know of spills or other chemical releases that have taken place at the property? **No**
 - d. Do you know of any environmental cleanups that have taken place at the property? **No**
8. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? **No**

URBAN GREEN ENVIRONMENTAL

April 28, 2014	078-012-14
Date	Project Number
Stadium Square II, LLC	Stadium Square II Property 146 West Ostend/1220 Race Street
Client	Project Name & Address
Mr. Jon Levy, property owner	Gary Suskauer
Interviewee	Interviewer

Notes:

Mr. Levy stated his wife's family has owned the property for 30 plus years. Mr. Levy is unaware of any current or historical underground or aboveground storage tanks, or hazardous material storage at the Site.

In addition, Mr. Levy answered the following questions:

1. Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property? **No**
2. Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property? **No**
3. Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? **No**
4. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? **No**
5. Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? **No**
6. Do you have any specialized knowledge or experience related to the property or nearby properties? **No**
7. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:
 - a. Do you know the past uses of the property? **Post office**
 - b. Do you know of specific chemicals that are present or once were present at the property? **No**
 - c. Do you know of spills or other chemical releases that have taken place at the property? **No**
 - d. Do you know of any environmental cleanups that have taken place at the property? **No**
8. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? **No**

APPENDIX F
SPECIAL CONTRACTUAL CONDITIONS BETWEEN THE USER AND THE ENVIRONMENTAL
PROFESSIONAL

Phase I ESA Scope of Work

Complete a Phase I ESA in general accordance with ASTM E1527-13 standard. The Phase I ESA will include the following activities:

Site Reconnaissance: Urban Green Environmental will conduct a site reconnaissance of the property, noting the presence of: floor drains, sumps, pits, ponds, lagoons, distressed vegetation, underground storage tanks, aboveground storage tanks, odors, pools of liquid, transformers (or other electrical or hydraulic equipment known to contain PCBs), dry wells, french drains, drums, odors, stained soils, areas of corrosion, solid waste, wastewater, wells, septic systems, suspect spill sites, fill areas, all with respect to the presence of hazardous substances and petroleum products, used, stored, released or dispensed at the subject property. Containerized hazardous substances or petroleum products in quantities greater than or equal to 5-gallons or materials present onsite will be noted, including those which are unidentified.

The interiors of the structure(s) currently improving the Site will be surveyed to obtain a general description of the site structure(s), the source of the potable water supply and sewage disposal system, and to assess for potential bulk storage of chemicals, spills, discharges into public sewer systems, and general waste handling operations of the facility.

Current and past uses of the property will be observed and noted during the site reconnaissance. Current and past uses of adjacent property with respect to the presence of recognized environmental conditions at the subject property will also be noted. Photographs will be taken to document site conditions at the time of the reconnaissance.

Prior to the site visit, Urban Green Environmental requests the Client/Client's Representative to identify a "Key Site Manager" who has good knowledge of the property and its history of use and modification. This person may be the owner, but is often a property manager, chief physical plant supervisor, or head maintenance person.

If the property is vacant or observed to be abandoned at the time of the Site Reconnaissance, Urban Green Environmental will attempt to interview an adjacent property owner or occupant(s).

Records Review: Urban Green Environmental will perform a records search of available information, examining the history of the Site to determine whether evidence indicates past practices may have had an environmental impact upon the site. This effort may consist of the review of historic atlases, historic topographical maps, aerial photographs, chain of title/permits, local city directories, and/or interviews with those familiar with the site, as necessary. As part of the records search, Urban Green Environmental will review client-provided documents. Prior ownership/environmental lien information are requested to be provided from the client, as required by the ASTM E1527-15 standard.

Urban Green Environmental will submit FOIA requests to the MDE, to identify current and past environmental investigations, permits, or activity at the property. Urban Green Environmental will review and include pertinent information provided by these agencies in the final report. It should be noted that FOIA requests generally require 4-8 weeks processing time; therefore, if pertinent information is identified, it will be forwarded in a letter report format once the review is complete.

Urban Green Environmental will review an environmental database report for various state and federal agencies involved in the regulation of hazardous or toxic materials and/or property contamination. The report will be prepared by a subcontractor in accordance with the ASTM E1527-13 guidelines. The potential

for sites identified in the databases to have an adverse environmental impact on the subject property will be discussed; the entire database report will be included as an appendix.

Non-Scope Considerations: The following is a general list of non-scope items that are beyond the scope of the ASTM E1527-15 practice and therefore will not be addressed as part of this report; Asbestos-Containing Materials; Radon; Lead-Based Paint; Lead in Drinking Water; Wetlands; Mold; Regulatory Compliance; Cultural and Historic Resources; Industrial Hygiene; Health and Safety; Ecological Resources; Endangered Species; Indoor Air Quality; and High Voltage Power Lines. This list is not intended to be all-inclusive and no implication is intended regarding the importance of inquiry into non-scope considerations.

Report and Recommendations: Upon completion of the above-described tasks, Urban Green Environmental will issue two copies of the Final Phase I ESA report. This report will include a narrative based on the site investigation, information regarding the site environmental setting, photographs captured during the site visit, copies of the environmental database report, and copies of available historic site information. Urban Green Environmental will provide interpretation of findings to identify recognized environmental conditions that pose an environmental concern, including those which may warrant further investigation.

SCHEDULING/ACCESS

Under this agreement, the Client authorizes Urban Green Environmental to enter the Site as deemed reasonably necessary to complete the work. All areas of the Site, including interiors of buildings, will be made accessible prior to commencement of any inspection. Areas that are not accessible will not be inspected.

APPENDIX G
QUALIFICATIONS OF THE ENVIRONMENTAL PROFESSIONAL

Denise A. Sullivan, P.E., Environmental Professional

Ms. Sullivan is a registered environmental engineer with 19 years experience in Site assessment, hazardous waste investigation and remedial engineering feasibility, cost estimation, design and action at Sites ranging from commercial properties to large rural tracts of land. Ms. Sullivan's experience with a diverse combination of projects and clients – including developers/insurance companies, government DOT and DOD agencies, and state and local municipalities – has provided her with a thorough understanding of hazardous waste impacts on property acquisitions and Site development, including property screening/characterization, liability/risk assessment, cost compensation strategies, construction contractor health and safety issues, permitting requirements, materials management, regulatory interface and remediation alternatives.

Denise specializes in Site investigations and remedial actions at Brownfield Sites, and has worked extensively with regulations under the Maryland Voluntary Cleanup Program (VCP). Projects have ranged from single family residences to multi-tenant industrial complexes of more than 100 acres. Denise has also provided support to private and public entities at public meetings and state regulatory negotiations regarding ongoing hazardous waste Site investigations.

Gary E. Suskauer, Environmental Professional

Gary Suskauer is an environmental professional with 18 years of experience in the environmental field. Gary's background includes a mixture of government and private sector experience covering a wide range of environmental issues. Prior to arriving at Urban Green Environmental, LLC, Mr. Suskauer led the City of Baltimore's Brownfields Initiative for 7 years. As a part of that program, Gary oversaw a series of US Environmental Protection Agency grants that funded numerous Phase I and Phase II environmental site assessments throughout Baltimore City. Additionally, Gary's role included serving as the City's liaison to the Maryland Department of the Environment for brownfields and other environmentally-related issues. Mr. Suskauer also has experience with air quality consulting, source water protection and environmental policy issues.

Katherine Christensen, Environmental Professional

Katherine Christensen is an environmental scientist with 10 years experience in the environmental consulting field. Throughout her career, Katherine has conducted hundreds of Phase I Environmental Site Assessments (ESAs) of residential, commercial and industrial properties throughout the continental United States. In addition, Katherine has managed numerous projects enrolled in the Maryland Department of Environment VCP and Oil Control Program, and has worked extensively with federal and other public sector clients. Kathy's project experience includes the completion of Transaction Screens, Phase I and II ESAs, sampling and analysis for soil, soil gas, groundwater and surface water investigations, wastewater sampling, landfill monitoring, site specific health and safety plan compliance and construction monitoring, hazardous materials removal oversight, monitoring well installation and well yield testing, groundwater allocation and permitting, and soil percolation tests for onsite sewage disposal.

William D. Harmon, Environmental Technician

William Harmon is an environmental technician with five years experience in the performance of Phase I and Phase II ESAs, Brownfields investigations, hazardous materials inventories, hazardous material and debris removals and oversight, corrective action plan implementation, environmental response oversight, and environmental construction monitoring. Mr. Harmon's experience includes performing historic records and regulatory records research for Phase I ESAs, the collection of soil, groundwater, and soil gas samples, environmental construction monitoring, and assisting in the preparation of Phase I and Phase II ESA Reports.

Katherine Johnson, Environmental Scientist

Katherine Johnson is an environmental scientist with one year of experience in the environmental consulting field. Ms. Johnson holds a Bachelor of Science in Environmental Science and Policy from the University of Maryland-College Park. Ms. Johnson's experience includes all aspects of the Phase I ESA including Site reconnaissances, historic records reviews, regulatory records reviews, and prior environmental report review and analysis. Ms. Johnson also provides technical support in the performance of Phase II ESAs, including soil sampling, groundwater sampling, groundwater elevation surveys, and soil gas sampling, monitoring well installation and site specific health and safety plan compliance and construction monitoring.