



# ***Facts About...***

J-World Property, Parcel 784  
(Voluntary Cleanup Program)

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## **Site Location**

The J-World property, parcel 784 is 0.303 acre and is located at 211/213 Eastern Avenue in a mixed-use residential-commercial area along the waterfront district of Eastport, Annapolis, Anne Arundel County, Maryland. Eastern Avenue borders the property to the northwest and Parcel 786 borders the property to the southwest. The property is currently improved with several small sheds, a gravel parking lot, and a single-story building that houses a sailing school. Municipal water and sewer serve the site and vicinity. The nearest surface water body is Back Creek located along the southwest property boundary. Surface runoff and groundwater flow southwesterly towards Back Creek.

## **Site History**

Since the early 1900s, commercial activities at the property have included boat sales, boat maintenance, and the manufacture of concrete. Residences have also occupied portions of the property in the past. Current uses of the property include a marina and sailing school with limited boat refinishing and maintenance activities. In 1967, Bert Jabin purchased the property from William Lewis, and 2003, Eastport Yachting Center purchased the property from Bert Jabin.

## **Environmental Investigations and Actions**

Environmental investigations of the property conducted in 2001 by Andrew Garte and Associates identified contaminants in the soil and groundwater beneath the property and in the surface water and sediments of Back Creek. The contaminants included metals (e.g. arsenic, copper, lead, and mercury) and petroleum hydrocarbons.

## **Current Status**

On February 21, 2002, Bert Jabin applied to the Voluntary Cleanup Program (VCP) seeking a No Further Requirements Determination (NFRD) as a responsible person. On April 9, 2002, Eastport Yachting Center, LLC, a prospective purchaser, submitted an application to the VCP seeking inculpable person status. On November 19, 2002, the Maryland Department of the Environment (MDE) received a revised VCP application separating the J-World parcel from other parcels due to differing ownership.

An Interim Removal Measure (IRM) work plan to address metals contamination in the soils was approved by the MDE on May 29, 2003 and the IRM was completed on August 1, 2003. The MDE issued a NFRD for the property on January 16, 2004 and recordation of the NFRD in the land records was completed on February 23, 2004. The NFRD was issued contingent upon future industrial or commercial use of the property (residential use only above the first floor), a groundwater use prohibition and certain requirements for future soil excavation and disposal.



## **Planned or Potential Future Action**

The property will continue to be used as a sailing school.

## **Contact**

For additional information, please contact the Land Restoration Program at (410) 537-3493.

**Last Update:** 1/8/10

