



REPORT OF
PHASE I ENVIRONMENTAL SITE ASSESSMENT

804 and 814 PHILADELPHIA ROAD
Harford County, Maryland

May 24, 2011

Prepared for:

Harford County Government
220 S. Main Street
Bel Air, Maryland 21014

Attn: Mr. Joseph S. Patti, CPPO

Prepared by:

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GTA Project No: 110417

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GEOTECHNICAL AND
ENVIRONMENTAL CONSULTANTS

A Practicing ASFE Member Firm



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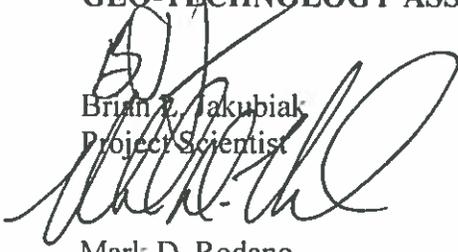
Re: Phase I Environmental Site Assessment
804 and 814 Philadelphia Road
Harford County, Maryland

Dear Mr. Patti:

In accordance with our agreement dated May 2, 2011, Geo-Technology Associates, Inc. (GTA) has performed a Phase I Environmental Site Assessment (ESA) of the above referenced site, which is located north of Philadelphia Road and west of Old Mountain Road South, in the Joppa area of Harford County, Maryland. The subject property contains a vacant golf driving range and miniature golf course, referenced as Coleman Plecker's World of Golf. Two structures are associated with the current on-site development. GTA was informed that the two on-site structures are connected to public water and are serviced by private septic systems. GTA understands that public sewer service is also available in the site vicinity.

We appreciate the opportunity to be of assistance on this project. Should you have any questions regarding this information, or should you require additional information, please contact the undersigned at your convenience.

Sincerely,
GEO-TECHNOLOGY ASSOCIATES, INC.


Brian E. Jakubiak
Project Scientist

Mark D. Rodano
Vice President

BLJ/MDR/klt
110417

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EXECUTIVE SUMMARY

Geo-Technology Associates, Inc. (GTA) has performed a Phase I Environmental Site Assessment (ESA) of 804 and 814 Philadelphia Road (the "subject property"). This ESA was performed in general accordance with ASTM International (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-05)*.

This *Executive Summary* is limited in scope and detail and is presented for the convenience of the reader. Do not rely on this *Executive Summary* for any purpose except that for which it was prepared. Please refer to the full Report for details concerning the environmental condition of the subject property, as well as the scope and limitations of this ESA. Rely only on the full Report for information about the findings, recommendations, and other concerns.

The subject property, which encompasses approximately 23.13 acres, is located north of Philadelphia Road and west of Old Mountain Road South, in the Joppa area of Harford County, Maryland. The site is developed with a vacant golf driving range and miniature golf course, referenced as Coleman Plecker's World of Golf. The subject property also contains two associated structures, with areas of undeveloped woodlands located along the majority of the site perimeter. Historically, the subject property consisted of a mixture of undeveloped woodlands and open land. Several apparent residences and associated outbuildings have been located on various portions of the site since at least 1901. The subject property gradually became mostly wooded and all former structures appear to have been razed from the site between 1990 and 2000. The current Coleman Plecker's World of Golf facility was reportedly constructed on the subject property in 1999. GTA understands that this facility ceased operations in approximately 2005.

No above-ground storage tanks (ASTs) or underground storage tanks (USTs) were identified on the subject property. Three PVC pipes, which appear to correspond to "temporary piezometers" installed by CSI Environmental, LLC (CSI) as part of a groundwater investigation conducted on the site in 2006, were identified on the eastern portion of the subject property. According to the results of the prior investigation, total petroleum hydrocarbons-diesel range organics (TPH-DRO) was detected in shallow groundwater on the site at concentrations that slightly exceeded current Maryland Department of the Environment (MDE) Groundwater Cleanup Standards. The prior investigation did not identify a source of the diesel. As part of this Phase I ESA, GTA also reviewed a prior Phase I ESA of the Coleman Plecker's World of Golf facility performed by Hillis-Carnes Engineering Associates, Inc. (HCEA), dated May 2007. According to the HCEA ESA, "Hillis-Carnes observed an area of discolored soil on the southeastern portion of the Site. Specifically, this area of discolored soil was observed at the base of the hill topographically downgradient of the miniature golf course. The area of discolored soil was approximately two feet by three feet in size. The staining appears to be surficial and localized." HCEA also indicated that "One area of ponded water was located in relatively close proximity to the area of discolored soil. This area of ponded water was approximately 20 feet in width and 50 feet in length, was covered by an oily sheen, and had a strong petroleum-like odor. The ponded water appears to be a result of runoff from an off-site residence located along the southern border of the Site and topographically upgradient of the Site; however, Hillis Carnes did not identify an apparent source (e.g., evidence of current or former underground or aboveground storage tanks) either on the southeastern portion of the Site or at the off-site residence which would have caused the sheen or odor." During GTA's site reconnaissance, GTA personnel did not observe "ponded water" in the area described by HCEA. Surface water was, however, observed extending from near the base of the slope at several locations in the vicinity of "discolored soil" as described by HCEA. A sheen was noted on the water and the ground surface appeared a rust color. GTA personnel did not observe a petroleum or solvent odor in the soil or

EXECUTIVE SUMMARY

water; however, an organic odor was noted. These conditions are typical of plant decay and other natural processes and are not consistent with a petroleum release.

In 2007, HCEA provided CSI's prior investigation to the MDE Oil Control Program (OCP) for review. In an MDE OCP Site Status Letter, dated July 27, 2007, the OCP closed Case No. 2008-0051HA, and stated that the "Oil Control Program does not require further investigation or corrective action at this time." The MDE OCP letter does state, however, that "Residual petroleum contamination remains onsite; however it appears this contamination does not pose a threat to human health and the environment." The subject property was identified as a site of known environmental concern or regulation in an environmental regulatory database report. The database report indicated the listing was associated with the above-referenced MDE OCP case and reported the remediation status as "closed."

Land uses in the site vicinity include a mixture of residential and commercial development and large areas of undeveloped woodlands. A federal and state environmental regulatory database identified numerous sites of environmental concern or regulation in the site vicinity. Based on the information reviewed as part of this Phase I ESA, it is unlikely that the environmental quality of the subject property has been adversely impacted by the identified regulatory sites.

This Phase I ESA has revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property.

Although not considered a REC at this time, an MDE OCP case is associated with the subject property, which currently has a closed remediation status. The MDE issued a Site Status Letter stating, "Since future excavation in the area of investigation may create exposure pathways, if impacted soil is encountered, it must be handled in a manner that will comply with State and Federal Regulations."

In addition, although not considered a REC at this time, several residences and outbuildings were previously located on the subject property and are no longer present. Such former structures may have utilized USTs for the storage of heating oil, farm fuel, or other products. GTA recommends that if buried wastes, USTs, or contaminated media are encountered during future site activities, such materials should be removed and an environmental evaluation of the area performed. GTA also recommends that the piezometers observed on the site be properly abandoned in accordance with applicable regulations.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

804 and 814 PHILADELPHIA ROAD
HARFORD COUNTY, MARYLAND
MAY 2011

1.0 INTRODUCTION

1.1 Purpose

At the request of Harford County Government (Client), Geo-Technology Associates, Inc. (GTA) performed the following Phase I Environmental Site Assessment (ESA) to identify recognized environmental conditions (RECs) that may be associated with the subject property, which is described in *Section 2.0* of this Report. The ASTM International (ASTM) has defined a REC as “the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.”

This Report was prepared by GTA for the sole and exclusive use of Harford County Government. Use and reproduction of this Report by any other person without the expressed written permission of GTA and Harford County Government is unauthorized, and such use is at the sole risk of the user.

1.2 Scope of Services

This ESA was performed and this Report was prepared in general accordance with applicable standards and with a review of reasonably ascertainable data, as set forth in the ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-05)*. The scope of services for this Phase I ESA generally included the following:

- Records Review - Review of reasonably ascertainable current and historical records for the subject property and site vicinity, including, but not limited to, a regulatory database report summarizing Federal and State environmental agency records; aerial photography; street directories; *Sanborn® Fire Insurance Maps*; property tax files; chain of title information for the subject property (if provided by the Client or property owner); physical setting documentation; and previous environmental reports.
- Site Reconnaissance - Non-intrusive visual observations of the subject property for indications of hazardous substances, petroleum products, above-ground storage tanks (ASTs), underground storage tanks (USTs), groundwater monitoring wells, polychlorinated biphenyl (PCB)-containing equipment, stained soil, stressed vegetation, pits, ponds, lagoons, structures, utilities, access roads, and similar features of potential environmental concern.
- Interviews – Interviews (in person, via telephone, or via written request) with, but not limited to, relevant regulatory authorities and present and past property owners, operators, or occupants, where relevant.
- Report - Preparation of a Phase I ESA Report summarizing the information collected.

Considerations that were not reviewed as part of this ESA, and that are considered non-scope issues by ASTM and/or otherwise beyond the scope of this assessment, include, but are not limited to, asbestos-containing building materials (ACBMs), radon, lead-based paint (LBP), 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, mold, water potability issues (e.g., nitrates, pH, turbidity, coliforms, etc.), other elements under naturally occurring conditions (e.g., metals such as arsenic), methane, miscellaneous building components (e.g., mercury-containing switches or bulbs, PCB-containing light ballasts), and high voltage power lines.

1.3 Limitations

GTA's conclusions regarding this site have been based on observations of existing conditions at the time of the site reconnaissance and an interpretation of site history and site usage data. Therefore, conclusions reached regarding the conditions of this site do not represent a warranty that all areas within the site are of a similar quality as may be inferred from observable site conditions and available site history. Please be advised that as stated in the ASTM Standard, no environmental site assessment can wholly eliminate uncertainty regarding

the potential for environmental liability in connection with the property. GTA's evaluation and analysis are intended to reduce, but not eliminate, the potential for conditions that result in liability for the Client.

Please be advised that ASTM indicates that a Phase I ESA completed less than 180 days prior to the date of the property transaction is presumed to be valid. To satisfy the ASTM Standard, ESAs completed more than 180 days prior to the date of the property transaction are required to be updated.

The following limitations should be noted with respect to this Phase I ESA. These limitations are not necessarily exceptions to the ASTM Standard.

- No chain of title documentation has been provided to GTA.
- The earliest available historic use information consisted of an 1893 United States Geological Survey (USGS) Map.
- The subject property boundaries were not marked at the time of GTA's site visit. GTA estimated the property boundaries using existing site features, the tax map information described in *Section 2.1*, aerial photographs, and/or site plans, if available.
- Information has been requested, but not yet received, from the Maryland Department of the Environment (MDE), the Harford County Health Department (HCHD), and the Harford County Division of Emergency Operations (HCDEO). If such information is received at a later date and materially alters the findings of this Phase I ESA, GTA will submit an addendum to the Client.
- Portions of the site were densely wooded, which limited GTA's observations in these areas.
- The basement of the golf pro shop was flooded, and as such, this portion of the building was not entered.
- GTA requested contact information for the prior owner of the site from a current owner representative, who indicated that such information was not maintained.

1.4 Significant Assumptions

As part of this ESA, GTA has obtained data from various sources (e.g., historical documents, regulatory information, site drawings, interviews with individuals familiar with the site and regulatory representatives). GTA relies on this information in forming a professional opinion and assumes that the information is accurate and correct. GTA shall not be responsible

for conditions or consequences arising from incorrect data sources or relevant facts that were concealed, withheld or not fully disclosed at the time this Report was prepared.

1.5 Data Gaps

ASTM defines a “data gap” as a lack of or inability to obtain information required by the Phase I ESA standard despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the Phase I ESA, including, but not limited to, the site reconnaissance and interviews. Common data gaps include the inaccessibility of structures and inability to interview key site managers. Significant data gaps are those that affect the ability of the environmental professional to identify RECs. Significant data gaps were not identified as part of this ESA.

1.6 Qualifications

I, Brian L. Jakubiak, declare that, to the best of my professional knowledge and belief, I meet the definition of an *Environmental Professional* as defined in Part 312.10 of 40 CFR 312. I 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 general conformance with the standards and practices set forth in 40 CFR Part 312. The qualifications of the environmental professionals who performed this Phase I ESA are available to the Client upon request.

2.0 PHYSICAL SETTING

2.1 Site Location

The subject property, which encompasses approximately 23.13 acres, is located north of Philadelphia Road and west of Old Mountain Road South, in the Joppa area of Harford County, Maryland. The site is occupied by a vacant golf driving range and miniature golf course referenced as Coleman Plecker’s World of Golf. A *Site Location Map* for the subject property is presented as *Figure 1 (Appendix A)*.

According to the Maryland Department of Assessments and Taxation (MDAT) Real Property Data Search Internet website <http://sdatcert3.resiusa.org/rp_rewrite/>, the subject property is identified on Harford County Tax Map 65, as Parcel 539 and Parcel 31, Lot 1. Parcel 539 is referenced at the address 804 Philadelphia Road, while Parcel 31, Lot 1 is referenced at the address 814 Philadelphia Road. The MDAT records indicate that the subject property is currently owned by Coleman Plecker's Golf World, LLC. Parcel 539 is indicated to have been previously owned by John Joseph Holter until August 1998, and by William Holter and wife until November 1985. Parcel 31, Lot 1 is indicated to have been previously owned by William Amoss until April 1998, and by Patrick Sullivan until August 1988. The MDAT records indicate that Parcel 539 encompasses 1.105 acres and has a land use designation of residential. The MDAT records indicate that Parcel 31, Lot 1 encompasses 22.02 acres and has a land use designation of commercial. A structure constructed in 1999 is indicated on Parcel 31, Lot 1.

2.2 Topography

The topographic information on the 2007 Harford County GIS Map for the site vicinity indicates that the ground surface elevations on the subject property range from a maximum of approximately 234 feet above Mean Sea Level (MSL) on the southern portion of the site, to a minimum of approximately 128 feet above MSL near the northwestern portion of the site. The site generally slopes downward to the north. Surficial drainage from the subject property is collected by a stormwater management (SWM) facility located on the north-central portion of the site and by a northwesterly flowing unnamed tributary of Little Gunpowder Falls, which originates on the adjoining northern property.

The USGS Topographic Quadrangle Map (Edgewood, Maryland) for the site vicinity generally depicts similar topographic features on the subject property as those shown on the 2007 Harford County GIS Map. A *Topographic Map* for the site and vicinity, based on the 2007 Harford County GIS Map, is included in this Report as *Figure 2*.

2.3 Soils

According to the U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS), *Soil Survey of Harford County Area, Maryland* (1975), the site is located within the Beltsville-Loamy and Clayey Land-Sassafras Association, which is described as deep, nearly level to steep, well-drained and moderately well-drained soils that are underlain by sandy, loamy, gravelly, or clayey sediment on uplands. Specifically, the site is underlain by the Joppa gravelly sandy loam (JpC), Keyport silt loam (KpB), and Loamy and clayey land (LyD).

2.4 Geology and Hydrogeology

According to the *Geologic Map of Harford County* (Map), dated 1968, and prepared by the Maryland Geological Survey, the subject property is situated in the Coastal Plain Physiographic Province. The Coastal Plain consists of interlayered sedimentary deposits from historic marine and estuarine environments. Specifically, the site is generally underlain by the Potomac Group. The Potomac Group consists of white to pale-gray quartz sand, locally stained orange-brown, with gravel common in updip areas. In addition, the Potomac Group contains thick lenses of dark-gray, massive, very lignitic and silty clay, and bright red and yellow clay.

Hydrologically, the Coastal Plain is underlain by both unconfined and confined aquifers of unconsolidated sediments. Groundwater storage and movement are functions of the primary porosity of the sediments. Larger storage is provided by gravel and sand, with little to no storage provided by clay. Near-surface, unconfined aquifers typically consist of sediments of higher permeability and are recharged locally, primarily through precipitation that permeates through the unsaturated zone into the aquifer. The water table in unconfined aquifers is therefore highly variable, fluctuating with the seasons and with rates of precipitation. Variations in the groundwater surface and flow generally reflect the topography and relative locations of surface water features. Intermittent confining layers can locally alter the water table conditions. The deeper, confined aquifers are bound by confining layers above and below, creating an artesian system. Confined aquifers are recharged in areas where the formation crops out.

The groundwater flow direction in the site vicinity is assumed to mirror surficial topography. Accordingly, the groundwater flow direction in the majority of the site vicinity is assumed to be generally toward the north.

3.0 SITE AND VICINITY DESCRIPTION

3.1 Site Conditions

GTA personnel performed a site reconnaissance on May 17, 2011. Mr. Craig Lewis, with Cassidy/Turley, the real estate broker for the current owner of the subject property, accompanied GTA personnel during a portion of the site reconnaissance. A *Site Sketch* is included as *Figure 3*. Photographs taken during GTA's site reconnaissance are presented as *Appendix B*.

3.1.1 Site Description

At the time of GTA's site reconnaissance, the subject property was developed with a golf driving range and miniature golf course referenced as the Coleman-Pleckers World of Golf. A golf pro shop, associated with the driving range, was located on the western portion of the site, while a second structure associated with the miniature golf course, was located on the southeastern portion of the site. It should be noted that the facility was vacant and overgrown. Paved driveways, which were both gated, provided access to the subject buildings. Paved parking lots were also located adjacent to the subject buildings at the terminus of the driveways. GTA personnel observed that both subject buildings were referenced at the address 814 Philadelphia Road. Areas of undeveloped woodlands were located along the majority of the site perimeter.

Topographically, the majority of the subject property slopes downward to the north toward a SWM facility located on the north-central portion of the site beyond the driving range and by a northwesterly flowing unnamed tributary of Little Gunpowder Falls, which originates on the adjoining northern property.

3.1.2 Structures

As indicated in *Section 3.1.1*, a golf pro shop was located on the western portion of the site. The main level included a sales/show room, offices, bathrooms, and a small

kitchen area. GTA personnel did not enter the basement of the pro shop, as this area of the building was flooded. Observations made from the bottom step of the basement using a flash light did not, however, identify the storage of petroleum products or hazardous substances.

A second structure was located on the southeastern portion of the site south of the miniature golf course and north of the associated parking lot. The miniature golf building contained an open sales area, kitchen, bathrooms, an office, and electrical/mechanical-storage rooms. Both on-site buildings were referenced at the address 814 Philadelphia Road.

A pile of debris, which included concrete blocks, lumber, apparent roofing material, in addition to scrap metal and automotive parts, was observed within the wooded eastern portion of the site. A hand-dug well was also observed near the pile of debris. Based on a review of historic aerial photographs (see *Section 4.1*), the pile of debris and hand-dug well were located in the vicinity of several former structures. GTA personnel also observed a partially paved driveway extending onto the eastern portion of the site from Old Mountain Road South near the above referenced site features. In addition, two mailboxes, one including the address number 1412 (Old Mountain Road South), was observed adjacent to the driveway and Old Mountain Road South.

3.1.3 Storage Tanks

GTA personnel did not observe evidence of ASTs or surface features that would be indicative of USTs (e.g., fill pipes, vent pipes, manholes) on the subject property.

3.1.4 Petroleum Compounds/Hazardous Substances

GTA personnel did not observe the storage or disposal of petroleum products or hazardous substances on the subject property.

3.1.5 Solid Waste

As stated in *Section 3.1.1*, a pile of debris was observed within the wooded eastern portion of the subject property. The debris appears to be related to a former structure(s) that had previously occupied this portion of the site. Additional scattered surficial debris, which included large pieces of concrete, lumber, and automotive parts, was observed within the wooded south-central portion of the site, south of the driving range. GTA personnel also observed two small areas of nuisance dumping, which included a pile of lumber and cardboard, and a pile of joint compound containers and plastic sheeting on the southeastern and eastern portions of the site, respectively.

3.1.6 Utilities

GTA personnel observed a private well located adjacent to the driveway south of the golf pro shop, on the western portion of the site. Mr. Lewis indicated that the well had been used to irrigate the driving range area and was not a drinking water well. According to Mr. Lewis, both subject buildings are serviced by public water utilities. A hand-dug well was also observed within the wooded eastern portion of the site in the vicinity of a former structure. Mr. Lewis informed GTA personnel that both subject buildings are also serviced by individual septic systems. Evidence of the septic systems was not observed during GTA's site reconnaissance; however, dense vegetation was present in the vicinity of the subject buildings. The two subject buildings were also provided electric, via underground connections. GTA personnel also observed indications of natural gas service to the miniature golf building. Two pad-mounted electrical transformers were observed south and west of the golf pro shop and miniature golf building, respectively. No surficial staining or stressed vegetation was noted in the vicinity of the transformers. GTA submitted a written inquiry to the local utility company, BGE, regarding the PCB content of the transformer. A BGE response, dated May 18, 2011, indicated that the above-referenced transformers were installed in 1999 and "are classified as non-PCB, per company records." A copy of the BGE response is attached to this Report as *Appendix C*.

Although not observed during the site reconnaissance, according to a prior Phase I ESA, a buried propane tank is located in the vicinity of the golf pro shop, which had fueled the heating unit. A summary of the prior Phase I ESA is included in *Section 4.4*.

3.1.7 Other Site Information

GTA personnel did not observe indications of stressed vegetation, pits, or lagoons on the subject property. An SWM facility was located on the north-central portion of the site, north of the driving range. Four small-diameter (one- and two-inch) PVC pipes, containing caps, were observed on the eastern portion of the driving range. The pipes appear to correspond to “temporary piezometers” installed during a 2006 site investigation performed by CSI Environmental, LLC (CSI). A summary of the CSI report is included in *Section 4.4*. GTA personnel also observed several areas of surface water that were extending from near the base of a slope located downgradient of the miniature golf course and upgradient of the observed piezometers. A sheen was noted on the water, and the ground surface appeared a “rust” color. GTA personnel did not observe a petroleum or solvent odor in the soil or water; however, an organic odor was noted. These conditions are typical of plant decay and other natural processes and do not necessarily indicate a petroleum release. This site feature appears to correspond to a stained surface area identified by several prior environmental reports. A summary of prior environmental reports provided to GTA is included in *Section 4.4*.

3.2 Surrounding Land Uses

The subject property is located west of Old Mountain Road South and north of Philadelphia Road. In addition to the two roadways, the site is bordered by residential development and wooded areas to the north; residential development and a telecommunications tower to the east; residential and commercial development including MESCO Electrical Contracting, Randy’s Auto Clinic, Anne’s JES Grooming (pet grooming), Akehurst Landscaping Services, and Clear Path Products, to the south; and undeveloped woodlands and the JB Hunt Trucking Maintenance facility to the west.

GTA personnel observed an apparent former fuel island located in front of the Anne's JES Grooming building. During the site reconnaissance on May 17, 2011, Ms. Anne Shultz, an Anne's JES Grooming representative, was interviewed by GTA personnel. Ms. Shultz indicated that she has operated a pet grooming business at her current location for approximately five years. Ms. Shultz informed GTA personnel that it was her understanding that a gasoline station had previously occupied this property during the 1950s. Ms. Shultz indicated that she was unaware of USTs remaining on this property and that she had no knowledge of environmental concerns of the subject property or in the site vicinity. According to Ms. Shultz, the golf complex (subject property) has been closed for business for at least five years.

In general, land uses in the site vicinity consisted of a mixture of residential and commercial development and undeveloped woodlands. The commercial development included a vacant two-bay garage building containing an apparent former fuel island located approximately 200 feet east of the site; a general store building containing a tobacco business with evidence of an apparent former fuel island located approximately 500 feet southeast of the site; a closed Highs-Citgo gasoline station, which was in the process of having new USTs installed, located approximately 600 feet east of the site; and an active Wawa gasoline station located approximately 800 feet east of the site. Additional commercial development in the immediate site vicinity included D&B Auto and Joseph L. Winkler Excavating-Grading-Sediment Control located approximately 300 feet south of the site. The Joppa-Magnolia Fire Department and a Harford County water storage tank (Joppa Tank) were located approximately 300 feet east of the site and 400 feet southwest of the site, respectively, while six radio towers, situated within a clearing, were also located approximately 500 feet west of the subject property.

An area of commercial/industrial development located along Pauls Lane, in the southern vicinity, was also observed. Businesses included Auston Contracting, Ronkin Construction, and Intercon Trucking Equipment. Additional dense commercial/industrial development was located adjacent to Pulaski Highway in the distant southern vicinity.

The subject property appears to receive surficial drainage from adjacent commercial and residential properties located in the immediate southern vicinity.

3.3 Interviews

GTA personnel interviewed Mr. Craig Lewis, with Cassidy/Turley, the real estate broker for the current owner of the subject property, on May 17 and 19, 2011. Mr. Lewis indicated that the two subject buildings are serviced by public water and individual private septic systems. Mr. Lewis indicated that there is a private well located near the golf pro shop, which was utilized for irrigation purposes. Mr. Lewis indicated that several prior environmental reports have been prepared for the subject property. Mr. Lewis indicated that he has provided the Client and/or GTA with all prior environmental reports the current owner possesses. Mr. Lewis indicated that he was unaware of environmental issues associated with the site.

GTA personnel interviewed Mr. Bruce Tucker, a Coleman Plecker's Golf World, LLC representative, the current owner of the site, on May 19, 2011. Mr. Tucker indicated that the site was developed with its current improvements in 1999. According to Mr. Tucker, the site had previously contained a residential trailer; however, the majority of the site was undeveloped. Mr. Tucker indicated that no borrowed soil material was brought to the subject property during the development of the site. Mr. Tucker indicated that no buried debris or former structures were encountered during the development of the subject property. Mr. Tucker informed GTA personnel that no USTs or ASTs are located on the site. Mr. Tucker indicated that the golf complex has been closed for business for approximately 5 or 6 years. According to Mr. Tucker, a geotechnical exploration performed by a prospective purchaser in the mid-2000s reportedly encountered stained soil in one location, which prompted an environmental investigation. Mr. Tucker indicated that no source of the stained soil was determined and that all prior investigations were provided to the MDE who required no further investigation. Mr. Tucker indicated that Mr. Lewis has provided the Client and/or GTA all prior environmental reports that he possesses. Mr. Tucker indicated that he was unaware of environmental concerns associated with the subject property. Mr. Tucker indicated that the prior owner of the site was Mr. Amoss; however, he did not possess contact information for the prior owner.

GTA provided the Client with a User questionnaire regarding Harford County Government's knowledge of environmental concerns associated with the subject property.

Mr. Daniel Pazdersky, a Harford County Department of Public Works-Division of Environmental Services representative, indicated that he was unaware of:

- environmental cleanup liens against the subject property (filed under federal, tribal, state, or local law);
- activities and land use limitations (AULs), such as engineering controls, land use restrictions, institutional controls that are in place at the subject property;
- specialized knowledge or experience related to the environmental condition of the site or nearby properties;
- lowering of the purchase price of the site because contamination is known or believed to be present; or
- information about the site that would help identify conditions indicative of releases or threatened releases;

Mr. Pazdersky responded that he was aware of:

- obvious indicators that point to the presence or likely presence of contamination at the subject property.

Mr. Pazdersky provided GTA with a copy of an MDE Oil Control Program (OCP) Site Status Letter, dated July 27, 2007, and a copy of a prior environmental report entitled *Focused Site Investigation Coleman-Pleckers World of Golf*, dated June 2006, and a Phase I ESA entitled *Parcel 539*, prepared by Hillis-Carnes Engineering Associates, Inc. (HCEA) and dated May 3, 2007. A summary of the documents provided by Mr. Pazdersky is included in *Section 4.4*. A copy of the completed User questionnaire is attached to this Report within *Appendix C*.

4.0 SITE HISTORY

4.1 Aerial Photographs

In an effort to assess historic land use practices on the site and in the vicinity, GTA reviewed aerial photographs dated 1952, 1957, 1964, 1967, 1971, 1977, 1980, 1986, 1990, 2000, 2004, and 2008, maintained by the Harford County GIS Department. In addition, GTA reviewed a 1938 aerial photograph maintained at the Harford County Soil Conservation District. Copies of the 1952, 1967, 1990, 2000, and 2008 aerial photographs are included as *Figures 4* through *8*, respectively. A summary of GTA's interpretation of the aerial photographs follows. The aerials

were reviewed chronologically, and significant land use changes that were observed are described below.

The 1938 aerial photograph indicates that the subject property primarily consisted of a mixture of undeveloped woodlands and fields with two relatively small clearings located on the northwestern and southwestern portions of the site. An apparent residence was also located near the southwestern portion of the site in the vicinity of current access driveway to golf pro shop. Land uses in the site vicinity generally consisted of undeveloped woodlands, with scattered residential development also noted. In addition, a structure, which appears to correspond to the existing Anne's JES Grooming building, had been located adjacently south of the subject property along the northern side of Philadelphia Road. As indicated in *Section 3.2*, based on the presence of an apparent former fuel island and information obtained by the current occupant, this structure had previously operated as a gasoline station.

The 1952 aerial photograph (*Figure 4*) indicates that the subject property had become mostly wooded with the same two relatively small clearings located on the northwestern and southwestern portions of the site remaining. Several apparent trails also transected the site and extended throughout the nearby site vicinity. Two apparent driveways were also observed on the eastern portion of the site, which extended from Old Mountain Road South. The area surrounding the apparent driveways was wooded; however, by 1967, several buildings were visible in this area. Based on the tree cover, however, it is unknown if the structures were present in 1952. The structure observed on the 1938 aerial photograph near the southwestern portion of the site was not observed on the 1952 aerial photograph. Additional structures had been constructed adjacent to the northern side of Philadelphia Road on adjoining southern parcels. The structures appear to consist of residences or small commercial buildings. Additional residential development, consistent with existing conditions, had also occurred in the immediate eastern and southern vicinities. Undeveloped woodlands continued to be located in the northern and western vicinities.

The 1957 aerial photograph indicates that land uses on the subject property appeared generally consistent with those observed on the 1952 aerial photograph. It should be noted,

however, that the clearing on the southwestern portion of the site, which extended onto the adjacent southern property, had apparently been planted with rows of trees, possibly a small orchard. A commercial building, consistent with the existing D&B Auto facility, had been constructed in the immediate southern vicinity. The remaining land uses in the site vicinity appeared generally consistent with those observed on the 1952 aerial photograph.

The 1964 aerial photograph indicates that land uses on the subject property appeared generally consistent with those observed on the 1957 aerial photograph. It should be noted, however, that the apparent rows of trees had been cleared from the southwestern portion of the site and adjoining southern property, as observed on the 1957 aerial photograph. Interstate I-95 had been constructed in the northern vicinity, while a slight increase of residential development had occurred in the southern and eastern vicinities. Structures that appear to correspond to the existing vacant garage building and general store building (see *Section 3.2*) had been constructed approximately 200 feet east and 500 feet southeast of the site. The remaining land uses in the site vicinity appeared generally consistent with those observed on the 1957 aerial photograph.

The 1967 aerial photograph (*Figure 5*) indicates that three apparent residences had been constructed on the eastern portion of the site. The remainder of the subject property continued to primarily consist of undeveloped woodlands. Land uses in the site vicinity appeared generally consistent with those observed on the 1964 aerial photograph.

The 1971 aerial photograph indicates that land uses on the subject property appeared generally consistent with those observed on the 1967 aerial photograph. Construction of access ramps associated with I-95 were under construction in the northern vicinity. The remaining land uses on the subject property and in the site vicinity appeared generally consistent with those observed on the 1967 aerial photograph.

The 1977 aerial photograph indicates that the northernmost structure located on the eastern portion of the site appears to have been razed, while the remaining land uses on the subject property appeared generally consistent with those observed on the 1971 aerial photograph. Mountain Road (MD Route 152) had been constructed in the eastern vicinity, while

a parking lot (park-n-ride) had been constructed in the northeastern vicinity adjacent to I-95. The remaining land uses in the site vicinity appeared generally consistent with those observed on the 1971 aerial photograph.

The 1986 aerial photograph indicates that land uses on the subject property and in the site vicinity appeared generally consistent with those observed on the 1977 aerial photograph.

The 1990 aerial photograph (*Figure 6*) indicates that an apparent shed or trailer had been placed near one of the residences on the eastern portion of the site. The remaining land uses on the subject property appeared generally consistent with those observed on the 1986 aerial photograph. A large commercial structure, consistent with the JB Hunt Trucking Maintenance facility, had been constructed on the adjoining western property. A second parking lot (park-n-ride) had been constructed in the northern vicinity adjacent to I-95. The remaining land uses in the site vicinity appeared generally consistent with those observed on the 1986 aerial photograph.

The 2000 aerial photograph (*Figure 7*) indicates that all of the structures previously observed on the eastern portion of the site had been razed and the majority of the subject property had been cleared of woodlands and developed with the existing golf facility. The miniature golf building, miniature golf course, and the associated parking lot had been constructed on the southeastern portion of the subject property, while the golf pro shop, driving range, and SWM facility had been constructed on the general western, central, and north-central portions of the site, respectively. The Akehurst Landscaping Services facility had been constructed on an adjoining southern parcel, while a telecommunications tower had been constructed on an adjacent eastern parcel. A water storage tank had been constructed in the immediate southwestern vicinity, while the High's-Citgo gasoline station had been constructed in the eastern vicinity.

The 2004 and 2008 (*Figure 8*) aerial photographs indicate that land uses on the subject property appeared generally consistent with those observed on the 2000 aerial photograph. It should be noted that automobiles were parked at the driving range and miniature golf course in 2004, while no automobiles were present in either parking lot at the time of the 2008 aerial

photograph. The lack of automobiles suggests that the facility was vacant in 2008, which is consistent with information obtained through interviews (see *Sections 3.2 and 3.3*). The existing radio towers had been constructed in the western vicinity. The remaining land uses on the subject property and in the site vicinity appeared generally consistent with those observed on the 2000 aerial photograph.

4.2 Historic Maps

GTA personnel searched the ProQuest database of *Sanborn Fire Insurance Maps* for the subject property and/or site vicinity. *Sanborn Maps* depicting the subject property and/or site vicinity were not available for review.

GTA reviewed previous editions of the USGS 15 Minute Quadrangle Map (Gunpowder, MD), dated 1893, 1901, 1924, and 1949. It should be noted that the 1983 and 1901 USGS Maps do not include ground cover designations. GTA also reviewed the USGS 7.5 Minute Quadrangle Map (Edgewood, MD), dated 1949 (photo-revised 1985), the 1967 Photogrammetric Map of Harford County, and 1990 and 2007 Harford County GIS Maps for the site vicinity.

The 1893 USGS Map indicates that the subject property consisted of undeveloped land. Philadelphia Road and Old Mountain Road South were present in the immediate vicinity as were several structures near the intersection of the two roadways. The remainder of the site vicinity consisted of undeveloped land.

The 1901 USGS Map indicates that an unimproved road had been constructed that extended north from Philadelphia Road in the western vicinity before turning northeast and transecting the subject property and connecting with Old Mountain Road South in the immediate northern vicinity. Two residences were located on or in the immediate vicinity of the southeastern and northeastern portions of the site. Additional scattered residential development was indicated in the site vicinity.

The 1924 USGS Map indicates that the majority of the subject property consisted of undeveloped woodlands, while the general southeastern portion of the site consisted of open

land. The unimproved road depicted on the 1901 USGS Map continued to transect the subject property. In addition, the two structures observed on the 1901 USGS on or near the southeastern and northeastern portions of the site remained. A slight increase of residential development occurred in the site vicinity.

The 1949 (15 Minute Quadrangle) USGS Map indicates that the subject property had become completely wooded. The unimproved roadway and two structures previously observed on or in the immediate vicinity of the site were not depicted on the 1949 USGS Map. A residence was, however, shown on the eastern portion of the site. A gradual increase of residential development continued in the site vicinity.

The 1949 (7.5 Minute Quadrangle) USGS Map indicates that land uses on the subject property and in the site vicinity appeared generally consistent with those observed on the above referenced USGS Map. A second residence is shown on the eastern portion of the site as a photo-revision. Additional scattered residential development and the construction of Mountain Road and I-95 were also added to the site vicinity as photo-revisions.

The 1967 Photogrammetric Map of Harford County indicates that two residences were located on the eastern portion of the site. The remainder of the subject property consisted of undeveloped woodlands, with the exception of a clearing on the southwestern portion of the site. Land uses in the site vicinity appeared generally consistent with those depicted on the 1967 aerial photograph (see *Section 4.1*).

The 1990 Harford County GIS Map indicates that the northernmost residence on the eastern portion of the site had been razed, while an outbuilding had been placed adjacent to the remaining residence. A trailer and second outbuilding had also been installed south of the existing residence on the eastern portion of the site. Land uses in the site vicinity appeared generally consistent with those observed on the 1990 aerial photograph (see *Section 4.1*.)

The 2007 Harford County GIS Map depicts lands uses on the subject property and in the site vicinity that were generally consistent with those observed on the 2008 aerial photograph (see Section 4.1).

4.3 Other Sources

GTA was not supplied with chain of title documentation concerning the subject property. Based on the availability of other historic resources summarized herein, no city directories were reviewed as part of this ESA.

4.4 Previous Reports

GTA requested copies of previous ESAs or other environmental investigations from the Client, Mr. Craig Lewis, with Cassidy/Turley, the real estate broker for the current owner of the subject property, and Mr. Bruce Tucker, a Coleman Plecker's Golf World, LLC representative, the current owner of the site. GTA was provided a Focused Site Investigation entitled *Coleman-Plecker's World of Golf*, prepared by CSI Environmental, LLC (CSI) and dated June 2006; a Phase I ESA entitled *Coleman-Plecker's World of Golf*, prepared by Hillis-Carnes Engineering Associates, Inc. (HCEA) and dated January 8, 2007; and a Phase I ESA entitled *Parcel 539*, prepared by HCEA, and dated May 3, 2007.

CSI Focused Site Investigation, June 2006

CSI's Focused Site Investigation (FSI) indicated that soil and groundwater samples were obtained from the rear (eastern portion) of a former golf driving range at the Coleman-Plecker's World of Golf facility. Prior to performing the FSI, CSI indicated that a prior Site Investigation (SI) was performed by PMT and Associates, Inc. (PMT) in February 2006. According to CSI, the purpose of PMT's SI was "to evaluate the possible presence or absence of hazardous substances on the property." The PMT SI reportedly "included drilling several borings and obtaining and analyzing soil and groundwater samples." According to CSI, "following completion of the SI, CSI was contracted to conduct the FSI to investigate reported diesel fuel constituents in two groundwater samples obtained at the subject property." The CSI FSI indicated that PMT's SI reported total petroleum hydrocarbons-diesel range organics (TPH-DRO) concentrations in three groundwater samples that ranged from non-detect (ND) to

0.45 milligrams per liter (mg/L). A copy of the PMT SI was not provided to GTA for review. According to owner representatives, this report was performed on behalf of a prospective purchaser and a copy was not provided to the current owner. The reported TPH-DRO concentration (0.45 mg/L) in the groundwater sample collected by PMT exceeds MDE's Groundwater Cleanup Standard of 0.047 mg/L included in the *State of Maryland Department of the Environment Cleanup Standards for Soil and Groundwater-Interim Final Guidance (Update No. 2.1)*, dated June 2008.

The FSI included performing seven hand auger borings in the vicinity of the TPH-DRO detections reported in the PMT's SI. According to the FSI, the borings were performed to depths ranging from approximately 7.5 to 10.5 feet below the ground surface. During the completion of the seven borings, retrieved soil was field-screened using a photo-ionization detector (PID). The FSI indicated that "slightly elevated PID readings ranging from non-detect to 6 parts per million (ppm) were measured in several borings to depths as great as 9 feet below ground surface (bgs)." The FSI indicated that "the slightly elevated PID readings may be attributed to humidity in the headspace for the soil samples screened in the field." Four soil samples were obtained from depths ranging from approximately 1.5 feet below the ground surface to 8.8 feet below the ground surface for the analysis of TPH-DRO. Each of the soil samples was reported as non-detect (ND). The FSI indicated that the slightly elevated PID readings are not considered indicative of appreciable subsurface impact, particularly given that all TPH-DRO results for soil samples were non-detect.

The FSI indicated that temporary piezometers were installed in the seven borings and were reportedly developed following installation. According to the FSI, five groundwater samples were subsequently obtained for TPH-DRO analysis as two of the piezometers were reported dry at the time of sampling. One of the groundwater samples was also analyzed for volatile organic compounds (VOCs). The depth to groundwater reportedly ranged from 3.76 feet to 7.36 feet below the ground surface. TPH-DRO was reported in three of the groundwater samples at concentrations ranging from 0.065 mg/L to 0.081 mg/L. VOCs and TPH-DRO were reported as ND in the groundwater sample that was also analyzed for VOCs. All three of these groundwater results exceed MDE's Groundwater Cleanup Standard of 0.047 mg/L.

The FSI concluded that “Based on site observations as well as soil and groundwater data obtained from the investigation, CSI did not detect evidence of appreciable subsurface impacts at the site. The FSI also indicated that “no potential source(s) of diesel fuel was identified by CSI.” The FSI indicated “CSI believes that the slightly elevated TPH-DRO detections in three of the groundwater samples are suspect and, at worse, reflect the possible presence of a trace or residual levels of diesel range petroleum constituents. In the absence of a recognizable source, the possible TPH-DRO detections are not considered indicative of appreciable impacts requiring further significant remedial investigation or cleanup.”

HCEA Phase I ESA January 8, 2007

HCEA’s January 2007 Phase I ESA was performed on a property comprising Parcel 31, Lot 1, of GTA’s current assessment. According to HCEA, the “Site” consisted of two structures, a miniature golf course, a grass-covered driving range, two asphalt-paved driveways and parking areas, and wooded land. With the exception of a propane UST identified to be associated with the golf pro shop, HCEA did not identify ASTs or USTs associated with the “Site.” HCEA indicated the “Site” was historically undeveloped and that sometime prior to 1971, a structure, residential in nature, was constructed on the “Site.” The residence was reportedly demolished prior to the development of the Coleman Plecker’s World of Golf in 2000. The HCEA ESA included a review of an environmental regulatory database report, which HCEA indicated did not identify the “Site.” The HCEA ESA included a summary of the above referenced CSI FSI. According to the HCEA ESA, “Hillis-Carnes observed an area of discolored soil on the southeastern portion of the Site. Specifically, this area of discolored soil was observed at the base of the hill topographically downgradient of the miniature golf course. The area of discolored soil was approximately two feet by three feet in size. The staining appears to be surficial and localized.” HCEA also indicated that “One area of ponded water was located in relatively close proximity to the area of discolored soil. This area of ponded water was approximately 20 feet in width and 50 feet in length, was covered by an oily sheen, and had a strong petroleum-like odor. The ponded water appears to be a result of runoff from an off-site residence located along the southern border of the Site and topographically upgradient of the Site; however, Hillis Carnes did not identify an apparent source (e.g., evidence of current or former underground or aboveground storage tanks) either on the southeastern portion of the Site

or at the off-site residence which would have caused the sheen or odor.” It should be noted that GTA personnel did not observe “ponded water” in the area described by HCEA during GTA’s site reconnaissance. Surface water was, however, observed extending from near the base of the slope at several locations in the vicinity of “discolored soil” as described by HCEA. A sheen was noted on the water and the ground surface appeared a rust color. GTA personnel did not observe a petroleum or solvent odor in the soil or water; however, an organic odor was noted. These conditions are typical of plant decay and other natural processes and are not consistent with a petroleum release.

The HCEA ESA concluded, “Based on the findings of this assessment, Recognized Environmental Conditions (RECs), as defined in the ASTM E 1527-05 Standard Practice and Section 2.1 of this report, have been identified at the Site. The RECs are related to the following:

- a) The detection of contaminated groundwater (source unknown) at the Site, as described in a June 2006 “Focused Site Investigation” prepared by CSI Environmental, LLC; and
- b) A relatively large area of staining of soil and an area of ponded water exhibiting petroleum-like odors, both observed on the southeastern portion of the Site.”

The HCEA ESA recommended “that additional environmental investigation at the Site is considered appropriate.”

HCEA Phase I ESA May 3, 2007

HCEA’s January 2007 Phase I ESA was performed on a property comprising Parcel 539, of GTA’s current assessment. According to HCEA, the “Site” was predominantly comprised of wooded land. No structures or other features were reported on the “Site.” HCEA did not identify ASTs or USTs associated with the “Site.” HCEA indicated that “Site” was historically wooded. The HCEA ESA included a review of an environmental regulatory database report, which HCEA indicated did not identify the “Site.” The HCEA ESA concluded, “Based on the findings of this assessment, no Recognized Environmental Conditions (RECs), as defined in the ASTM E 1527-05 Standard Practice and Section 2.1 of this report, were identified in association

with the Site. Based on the findings of this assessment, it is Hillis-Carnes' opinion that additional environmental investigation at the Site does not appear warranted."

It should be noted that the HCEA ESA indicates that "On behalf of the Client/User and with permission from the owner of the adjacent property, Hillis-Carnes has reported the presence of groundwater impact at the Coleman Plecker's World of Golf property to the Maryland Department of the Environment (MDE), and Hillis-Carnes has provided the MDE with additional information regarding the adjacent property, including the prior reports prepared by others. Based on the subsequent conversations with the MDE, it appears that the MDE will not be requiring any investigation, action, or remediation at the Coleman Plecker's World of Golf."

GTA was also provided an MDE OCP Site Status Letter, dated July 27, 2007, pertaining to MDE OCP case number 2008-0051HA, which involved the Coleman Pleckers World of Golf property. The MDE letter indicated that "The Oil Control Program recently completed a review of the Focused Site Investigation June 2006 and Well Survey Report - June 18, 2007, completed as part of a due diligence real estate transaction for the above-referenced property located in Harford County." According to the MDE letter, "Based on the soil and groundwater sampling data provided to date, the Oil Control Program does not require further investigation or corrective action at the site. The Oil Control Program hereby closes Case No. 2008-0051HA. Residual petroleum contamination remains on site; however it appears this contamination does not pose a threat to human health and the environment. Since future excavation in the area of investigation may create exposure pathways, if impacted soil is encountered, it must be handled in a manner that will comply with State and Federal Regulations." A copy of the MDE Site Status Letter is attached to this Report in *Appendix C*.

4.5 Historic Summary

Based on a review of historic information, the subject property appears to have historically consisted of a mixture of undeveloped woodlands and open land. Several apparent residences and outbuildings have occupied various portions of the site since at least 1901. In addition, an unimproved road transected the site as early as 1901. The road was last observed on the 1924 USGS Map, but not on the 1938 aerial photograph. The site gradually became more

wooded. By 2000, all former structures appeared to have been razed from the site and the current Coleman Plecker's World of Golf complex had been constructed. Land uses on the site since 2000 have remained generally consistent.

Land uses in the site vicinity have historically consisted primarily of wooded land and scattered residential development. Residential and commercial development gradually increased throughout the time period included in GTA's historical review.

5.0 REGULATORY INFORMATION

5.1 Local Regulatory Review

GTA submitted written inquiries to the Harford County Division of Emergency Operations (HCDEO), the Harford County Health Department (HCHD), and the Maryland Department of the Environment (MDE), concerning potential environmental issues associated with the subject property. Agency responses are pending at this time. If such information is received at a later date and materially alters the findings of this ESA, GTA will submit an addendum to the Client. Copies of GTA's written inquiries are attached to this Report in *Appendix C*.

In addition to submitting a written inquiry to the HCHD, GTA personnel also visited the HCHD on May 17, 2011, and requested to review any files that may be maintained by the HCHD related to the subject property. A review of the maintained documents did not identify pertinent information related to environmental issues associated with the site.

GTA also reviewed a map atlas maintained by the HCHD, last updated March 2008, which identifies sites of known environmental concern in Harford County. The subject property was not identified as a site of known environmental concern. Several parcels in the site vicinity were identified on the HCHD map (Tax Map 65) as sites of known environmental concern. The identified parcels included Parcel 511, the Joppa/Magnolia Fire Department, located approximately 300 feet east of the subject property; Parcel 47, the Forrest View residential condominium subdivision, located approximately 1,300 feet east of the subject property; and

Parcel 582, the Intercon Trucking Equipment facility, located approximately 1,300 feet south of the site. Parcel 511 was identified as a LUST site, Parcel 47 was identified as a dump site, and Parcel 582 was identified as a “materials” site.

The three nearby properties containing apparent fuel islands were not listed on the HCHD map as sites of known environmental concern.

As summarized in *Section 5.2*, GTA reviewed a Federal and State environmental regulatory agency database report, which did not identify the Joppa/Magnolia Fire Department as a LUST site. This facility was, however, listed as a UST site with a 2,500-gallon gasoline UST reported as permanently out of use. GTA also performed a search on MDE’s Oil Control Program (OCP) Internet website <www.mde.state.md.us/programs/Land/OilControl/RemediationSites/Pages/Programs/LandPrograms/Oil_Control/RemediationSites/index.aspx> on May 19, 2011, for “open” and “closed” OCP remediation cases in the Joppa area of Harford County, Maryland. A LUST site with a closed remediation status for the Joppa/Magnolia Fire Department was identified; however, the street address was identified as 505 Trimble Road, which is located beyond ½-mile of the subject property.

The subject property was also identified on the MDE OCP “closed” remediation site database. No “open” remediation sites were identified to be associated with the subject property or sites located within ¼ mile of the subject property.

5.2 Federal and State Agency Database Review

GTA retained InfoMap to perform an ASTM Standard search of Federal and State environmental regulatory agency databases for the subject property and vicinity. The InfoMap Environmental FirstSearch™ Report, dated May 16, 2011, is included as *Appendix D*. In some cases, GTA may have requested that InfoMap increase the ASTM Standard search distances due to the size or shape of the subject property. In addition, GTA personnel attempted to field-verify the locations of the InfoMap-identified regulatory sites. Therefore, the contents of this section may not match the InfoMap Report. The following tables summarize the regulatory database search.

FEDERAL DATABASES SEARCHED BY INFOMAP		
Database	Description	ASTM Search Distance
NPL	National Priority List. Subset of CERCLIS. Sites for priority cleanup under the Superfund program.	1 mile
Delisted NPL	Delisted National Priority List sites	½ mile
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System. Sites that are proposed for or on the NPL, or in the screening or assessment phase for possible inclusion on the NPL.	½ mile
CERCLIS-NFRAP	Archived CERCLIS sites with a status of No Further Remedial Action Planned (NFRAP), denoting sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The NFRAP status does not necessarily indicate that no environmental concerns are present.	½ mile
RCRA COR	Hazardous waste handlers with Resource Conservation and Recovery Act (RCRA) corrective action activity.	1 mile
RCRA TSD	Resource Conservation and Recovery Information System, hazardous waste Treatment, Storage, and Disposal Facilities.	½ mile
RCRIS LQG	RCRIS sites that are hazardous waste large-quantity generators.	Subject property and adjoining properties
RCRIS SQG	RCRIS sites that are hazardous waste small-quantity generators.	Subject property and adjoining properties
IC/EC	Institutional Controls or Engineering Controls maintained for the purpose of tracking sites that may contain residual contamination and activity and use limitations.	Subject property
ERNS	Emergency Response Notification System. Information on releases of oil and hazardous substances.	Subject property

STATE & TRIBAL DATABASES SEARCHED BY INFOMAP		
Database	Description	ASTM Search Distance
NPL	Equivalent of Federal NPL sites.	1 mile
STATE SITES	State Hazardous Waste Sites, which is the state equivalent to CERCLIS.	½ mile
SWL	Solid Waste Acceptance Facilities/Landfills, which may include active or inactive facilities, landfills, or open dumps.	½ mile
UST/AST	Registered underground and above-ground storage tank sites.	Subject property and adjoining properties
LUST	Cases monitored by the Oil Control Program (OCP), which can be leaking underground storage tanks (LUSTs), other below ground releases, leaking above-ground storage tanks (LASTs), spills, and inspections.	½ mile
Brownfields	MDE/EPA Voluntary Cleanup Program	½ mile
IC/EC	Equivalent to Federal IC/EC Registries.	Subject property

The InfoMap Report identified the subject property, referenced as Coleman Pleckers World of Golf as a LUST site as summarized in the table below. In addition, the InfoMap

Report identified the following regulatory sites located within the above referenced ASTM search distances.

INFOMAP RESULTS SUMMARY			
Site Description	Database	Details	Approximate Distance/Direction from Subject Property
Coleman Pleckers World of Golf 814 Philadelphia Road	LUST	ID: 08-0051HA Status: Closed Release and cleanup reported. Case closed 7/23/07.	Subject property
Coale M K Ent Inc. 706 Philadelphia Road	RCRA SGN	ID: MDD985423003 Status: Small quantity generator. No violations reported.	Adjacent western property (current JB Hunt Truck Maintenance Facility)
Crown Station 1506 Old Mountain Road	LUST	ID: 93-1914HA Status: Closed No release and/or cleanup information provided. Case opened 3/29/93, closed 9/10/92.	300 feet north
Mountain Road Emergency Response Mountain Road and I-95	STATE	ID: 403 No fact sheet available	300 feet east
	NFRAP	ID: 0304310 Status: NFRAP Archived date: 5/31/91	
Diesel Spill Park and Ride Rt 152 and I-95	LUST	ID: 03-1129HA Status: Closed Release and cleanup reported. Case opened 2/3/03, closed 5/26/04.	500 feet north
Joppa Food Mart 901 Philadelphia Road	LUST	ID: 99-0361HA Status: Closed Release and cleanup reported. Case opened 8/10/98 and closed 12/31/99.	500 feet southeast
Earl Dellis Residence 705 Old Philadelphia Road	LUST	ID: 98-0909HA Status: Closed Release and cleanup reported. Case opened 10/24/97 and closed 10/28/97.	600 feet southwest
Highs Store 910 Philadelphia Road	LUST	ID: 96-0755HA Status: Closed Release reported. Case opened 11/2/95 and closed 4/15/97.	

INFOMAP RESULTS SUMMARY			
Site Description	Database	Details	Approximate Distance/Direction from Subject Property
	SPILLS	ID: 02-1129HA Status: Closed No release or cleanup reported. Case opened 3/11/02 and closed 4/22/02.	
Thompson Property 907 Philadelphia Road	LUST	ID: 01-0122HA Status: Closed No release or cleanup reported. Case opened 7/31/00 and closed 8/2/00.	800 feet southeast
Proposed Wawa Store 1419 South Mountain Road	SPILLS	ID: 09-0041HA Status: Closed No release or cleanup reported. Case opened and closed 7/18/08.	800 feet east
Lawrence Ivanauskas 1003 Philadelphia Road	LUST	ID: 96-1943HA Status: Closed No release and/or cleanup information provided. Vehicle accident.	1200 feet east
	SPILLS	ID: 96-1943HA Status: Closed No release and/or cleanup information provided. Case opened 4/15/96, closed 4/16/96.	
Manley Regan Chemicals 1200 Pauls Lane	LUST	ID: 94-1614HA Status: Closed No release and/or cleanup information provided. Case opened 12/17/93, closed 1/26/94.	1300 feet south
Maryland Redi-Mix 810 Pulaski Highway	LUST	ID: 96-0215HA Status: Closed No release and/or cleanup information provided. Case opened 7/28/95, closed 8/9/95.	1800 feet southeast
Beavers Auto Works 706 Pulaski Highway	LUST	ID: 90-1060HA Status: Closed No release and/or cleanup information provided. Case opened 11/9/89, closed 3/9/94.	2000 feet south

INFOMAP RESULTS SUMMARY			
Site Description	Database	Details	Approximate Distance/Direction from Subject Property
Case-Mason 816 Pulaski Highway	LUST	ID: 92-2044HA Status: Closed Release and cleanup reported. Case opened 3/9/92, closed 11/24/98.	2200 feet southeast
Quaker State 818 Pulaski Highway	LUST	ID: 9-0860CE (not a GTA typo) Status: Closed No release and/or cleanup information provided. Case closed 11/8/88.	2200 feet southeast
Joppa Hardware, Inc. 900 Pulaski Highway	LUST	ID: 93-1758HA Status: Closed Release and cleanup reported. Case opened 3/11/93, closed 3/25/99.	2300 feet southeast
Trinity Lutheran Church	LUST	ID: 92-0706HA Status: Closed No release and/or cleanup information provided. Case opened and closed 9/19/91.	2300 feet east
	LUST	ID: 07-0400HA Status: Closed No release or cleanup reported. Case opened 10/12/06, closed 2/2/07.	

As discussed in *Section 4.4*, GTA was provided an MDE OCP Site Status Letter, dated July 27, 2007, regarding OCP Case 08-0051HA, which the InfoMap Report also identified to be associated with the subject property. The Site Status Letter stated that “Based on the soil and groundwater sampling data provided to date, the Oil Control Program does not require further investigation or corrective action at the site. The Oil Control Program hereby closes Case No. 2008-0051HA.”

Each of the InfoMap-identified LUST and SPILLS sites was reported to have a “closed” remediation status. Furthermore, the assumed groundwater flow direction in the vicinity of the identified LUST and SPILLS sites appears to be directed away from the subject property. Based on the information reviewed as part of this Phase I ESA, it is unlikely that the above referenced regulatory sites have adversely impacted the environmental quality of the subject property.

In addition, the InfoMap Report includes a list of "Non-Geocoded" sites, which InfoMap indicates could not be plotted on its part due to insufficient address and/or geographic coordinate information. GTA reviewed the list of Non-Geocoded sites and based on the descriptions provided, approximated their locations relative to the subject property and determined if the Non-Geocoded sites are located within the specified search radii. Based on GTA's interpretations of this information, InfoMap's list of Non-Geocoded sites does not include the subject property. The Wawa gasoline station, located at 1419 South Mountain Road, approximately 800 feet east of the subject property, was identified as a LUST site. The OCP case number 10-0189HA has a closed remediation status. A second property, referenced as Stan Acres, at an unspecified address on Stan(s) Road, was also listed as a LUST site. Stans Road is located between approximately 1,000 feet to ½ mile west of the site. The OCP case number for Stan Acres is identified as 8-0749HA and has a closed remediation status. Based on their regulatory statuses, the assumed groundwater flow direction in the site vicinity, and their geographic locations relative to the subject property, it is unlikely that the two referenced Non-Geocoded sites have adversely impacted the environmental quality of the subject property.

It should be noted that 802 Philadelphia Road (Anne's JEG Grooming) was not identified as a UST or LUST site. Based on observed site conditions and an interview with the current tenant, this property had previously operated as a gasoline station. Furthermore, no properties within the 1400 block of Old Mountain Road South were identified as UST or LUST sites. This portion of the Old Mountain Road South includes the vacant garage building, which also appears to have previously operated as a gasoline station. It should be noted, however, that these former gasoline stations likely last operated prior to the formation of the MDE and associated regulations.

6.0 FINDINGS

6.1 Summary

The subject property, which encompasses approximately 23.13 acres, is located north of Philadelphia Road and west of Old Mountain Road South, in the Joppa area of Harford County, Maryland. The site is developed with a vacant golf driving range and miniature golf course,

referenced as Coleman Plecker's World of Golf. The subject property also contains two associated structures, with areas of undeveloped woodlands located along the majority of the site perimeter. Historically, the subject property consisted of a mixture of undeveloped woodlands and open land. Several apparent residences and associated outbuildings have been located on various portions of the site since at least 1901. The subject property gradually became mostly wooded and all former structures appear to have been razed from the site between 1990 and 2000. The current Coleman Plecker's World of Golf facility was reportedly constructed on the subject property in 1999. GTA understands that this facility ceased operations in approximately 2005.

No ASTs or USTs were identified on the subject property. Three PVC pipes, which appear to correspond to "temporary piezometers" installed by CSI as part of a groundwater investigation conducted on the site in 2006, were identified on the eastern portion of the subject property. According to the results of the prior investigation, TPH-DRO was detected in shallow groundwater on the site at concentrations that slightly exceeded current MDE Groundwater Cleanup Standards. The prior investigation did not identify a source of the diesel. As part of this Phase I ESA, GTA also reviewed a prior Phase I ESA of the Coleman Plecker's World of Golf facility performed by HCEA, dated May 2007. According to the HCEA ESA, "Hillis-Carnes observed an area of discolored soil on the southeastern portion of the Site. Specifically, this area of discolored soil was observed at the base of the hill topographically downgradient of the miniature golf course. The area of discolored soil was approximately two feet by three feet in size. The staining appears to be surficial and localized." HCEA also indicated that "One area of ponded water was located in relatively close proximity to the area of discolored soil. This area of ponded water was approximately 20 feet in width and 50 feet in length, was covered by an oily sheen, and had a strong petroleum-like odor. The ponded water appears to be a result of runoff from an off-site residence located along the southern border of the Site and topographically upgradient of the Site; however, Hillis Carnes did not identify an apparent source (e.g., evidence of current or former underground or aboveground storage tanks) either on the southeastern portion of the Site or at the off-site residence which would have caused the sheen or odor." During GTA's site reconnaissance, GTA personnel did not observe "ponded water" in the area described by HCEA. Surface water was, however, observed extending from

near the base of the slope at several locations in the vicinity of "discolored soil" as described by HCEA. A sheen was noted on the water and the ground surface appeared a rust color. GTA personnel did not observe a petroleum or solvent odor in the soil or water, however, an organic odor was noted. These conditions are typical of plant decay and other natural processes and are not consistent with a petroleum release.

In 2007, HCEA provided CSI's prior investigation to the MDE OCP for review. In an MDE OCP Site Status Letter, dated July 27, 2007, the OCP closed Case No. 2008-0051HA, and stated that the "Oil Control Program does not require further investigation or corrective action at this time." The MDE OCP letter does state, however, that "Residual petroleum contamination remains onsite; however it appears this contamination does not pose a threat to human health and the environment." The subject property was identified as a site of known environmental concern or regulation in an environmental regulatory database report. The database report indicated the listing was associated with the above-referenced MDE OCP case and reported the remediation status as "closed."

Land uses in the site vicinity include a mixture of residential and commercial development and large areas of undeveloped woodlands. A federal and state environmental regulatory database identified numerous sites of environmental concern or regulation in the site vicinity. Based on the information reviewed as part of this Phase I ESA, it is unlikely that the environmental quality of the subject property has been adversely impacted by the identified regulatory sites.

6.2 Conclusions

GTA has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-05 of the subject property (804 and 814 Philadelphia Road), as described herein. Any exceptions to, or deletions from, this practice are described in *Section 1.3* of this Report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the subject property.

Although not considered a REC at this time, an MDE OCP case is associated with the subject property, which currently has a closed remediation status. The MDE issued a Site Status Letter stating, "Since future excavation in the area of investigation may create exposure pathways, if impacted soil is encountered, it must be handled in a manner that will comply with State and Federal Regulations."

In addition, although not considered a REC at this time, several residences and outbuildings were previously located on the subject property and are no longer present. Such former structures may have utilized USTs for the storage of heating oil, farm fuel, or other products. GTA recommends that if buried wastes, USTs, or contaminated media are encountered during future site activities, such materials should be removed and an environmental evaluation of the area performed. GTA also recommends that the piezometers observed on the site be properly abandoned in accordance with applicable regulations.

******* END OF REPORT *******

Important Information about Your Geoenvironmental Report

Geoenvironmental studies are commissioned to gain information about environmental conditions on and beneath the surface of a site. The more comprehensive the study, the more reliable the assessment is likely to be. But remember: Any such assessment is to a greater or lesser extent based on professional opinions about conditions that cannot be seen or tested. Accordingly, no matter how many data are developed, risks created by unanticipated conditions will always remain. *Have realistic expectations.* Work with your geoenvironmental consultant to manage known and unknown risks. Part of that process should already have been accomplished, through the risk allocation provisions you and your geoenvironmental professional discussed and included in your contract's general terms and conditions. This document is intended to explain some of the concepts that may be included in your agreement, and to pass along information and suggestions to help you manage your risk.

Beware of Change; Keep Your Geoenvironmental Professional Advised

The design of a geoenvironmental study considers a variety of factors that are subject to change. Changes can undermine the applicability of a report's findings, conclusions, and recommendations. *Advise your geoenvironmental professional about any changes you become aware of.* Geoenvironmental professionals cannot accept responsibility or liability for problems that occur because a report fails to consider conditions that did not exist when the study was designed. Ask your geoenvironmental professional about the types of changes you should be particularly alert to. Some of the most common include:

- modification of the proposed development or ownership group,
- sale or other property transfer,
- replacement of or additions to the financing entity,
- amendment of existing regulations or introduction of new ones, or
- changes in the use or condition of adjacent property.

Should you become aware of any change, *do not rely on a geoenvironmental report.* Advise your geoenvironmental professional immediately; follow the professional's advice.

Recognize the Impact of Time

A geoenvironmental professional's findings, recommendations, and conclusions cannot remain valid indefinitely. The more time that passes, the more likely it is that important latent changes will occur. *Do not rely on a geoenvironmental report if too much time has elapsed since it was completed.* Ask your environmental professional to define "too much time." In the case of Phase I Environmental Site Assessments (ESAs), for example, more than 180 days after submission is generally considered "too much."

Prepare To Deal with Unanticipated Conditions

The findings, recommendations, and conclusions of a Phase I ESA report typically are based on a review of historical information, interviews, a site "walkover," and other forms of noninvasive research. When site subsurface conditions are not sampled in any way, the risk of unanticipated conditions is higher than it would otherwise be.

While borings, installation of monitoring wells, and similar invasive test methods can help reduce the risk of unanticipated conditions, *do not overvalue the effectiveness of testing.* Testing provides information about actual conditions only at the precise locations where samples are taken, and only when they are taken. Your geoenvironmental professional has applied that specific information to develop a general opinion about environmental conditions. *Actual conditions in areas not sampled may differ (sometimes sharply) from those predicted in a report.* For example, a site may contain an unregistered underground storage tank that shows no surface trace of its existence. *Even conditions in areas that were tested can change,* sometimes suddenly, due to any number of events, not the least of which include occurrences at

Accordingly, when geoenvironmental professionals indicate in their reports that they have performed a service "in general compliance" with one standard or another, it means they have applied professional judgement in creating and implementing a scope of service designed for the specific client and project involved, and which follows some of the general precepts laid out in the referenced standard. To the extent that a report indicates "general compliance" with a standard, you may wish to speak with your geoenvironmental professional to learn more about what was and was not done. *Do not assume a given standard was followed to the letter.* Research indicates that that seldom is the case.

Realize That Recommendations May Not Be Final

The technical recommendations included in a geoenvironmental report are based on assumptions about actual conditions, and so are preliminary or tentative. Final recommendations can be prepared only by observing actual conditions as they are exposed. For that reason, you should retain the geoenvironmental professional of record to observe construction and/or remediation activities on site, to permit rapid response to unanticipated conditions. *The geoenvironmental professional who prepared the report cannot assume responsibility or liability for the report's recommendations if that professional is not retained to observe relevant site operations.*

Understand That Geotechnical Issues Have Not Been Addressed

Unless geotechnical engineering was specifically included in the scope of professional service, a report is not likely to relate any findings, conclusions, or recommendations about the suitability of subsurface materials for construction purposes, especially when site remediation has been accomplished through the removal, replacement, encapsulation, or chemical treatment of on-site soils. The

equipment, techniques, and testing used by geotechnical engineers differ markedly from those used by geoenvironmental professionals; their education, training, and experience are also significantly different. If you plan to build on the subject site, but have not yet had a geotechnical engineering study conducted, your geoenvironmental professional should be able to provide guidance about the next steps you should take. The same firm may provide the services you need.

Read Responsibility Provisions Closely

Geoenvironmental studies cannot be exact: they are based on professional judgement and opinion. Nonetheless, some clients, contractors, and others assume geoenvironmental reports are or certainly should be unerringly precise. Such assumptions have created unrealistic expectations that have led to wholly unwarranted claims and disputes. To help prevent such problems, geoenvironmental professionals have developed a number of report provisions and contract terms that explain who is responsible for what, and how risks are to be allocated. Some people mistake these for "exculpatory clauses," that is, provisions whose purpose is to transfer one party's rightful responsibilities and liabilities to someone else. Read the responsibility provisions included in a report and in the contract you and your geoenvironmental professional agreed to. *Responsibility provisions are not "boilerplate."* They are important.

Rely on Your Geoenvironmental Professional for Additional Assistance

Membership in ASFE exposes geoenvironmental professionals to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a geoenvironmental project. Confer with your ASFE-member geoenvironmental professional for more information.



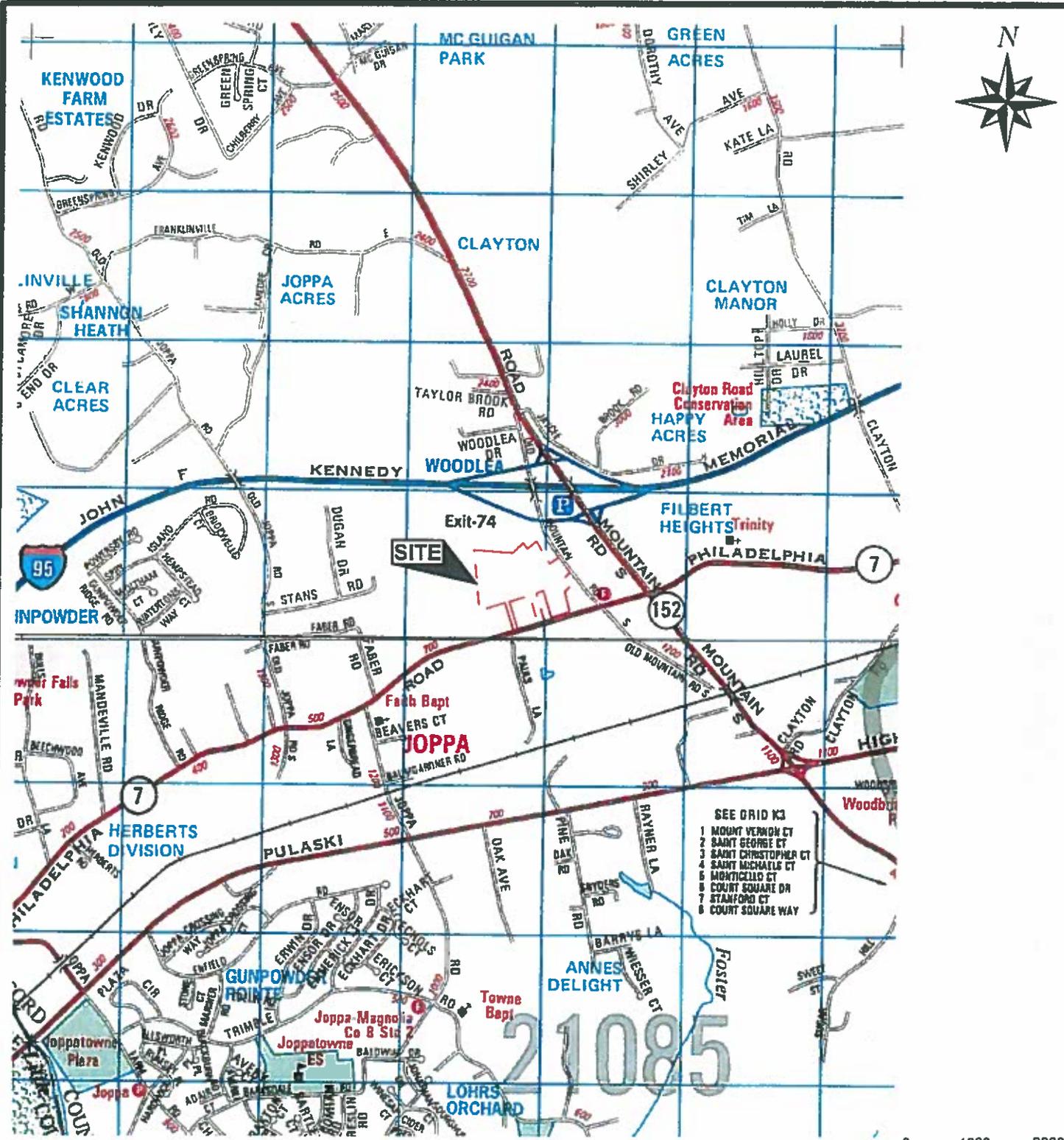
8811 Colesville Road/Suite G106, Silver Spring, MD 20910

Telephone: 301/565-2733 Facsimile: 301/589-2017

e-mail: info@asfe.org www.asfe.org

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APPENDIX A
FIGURES



NOTE:
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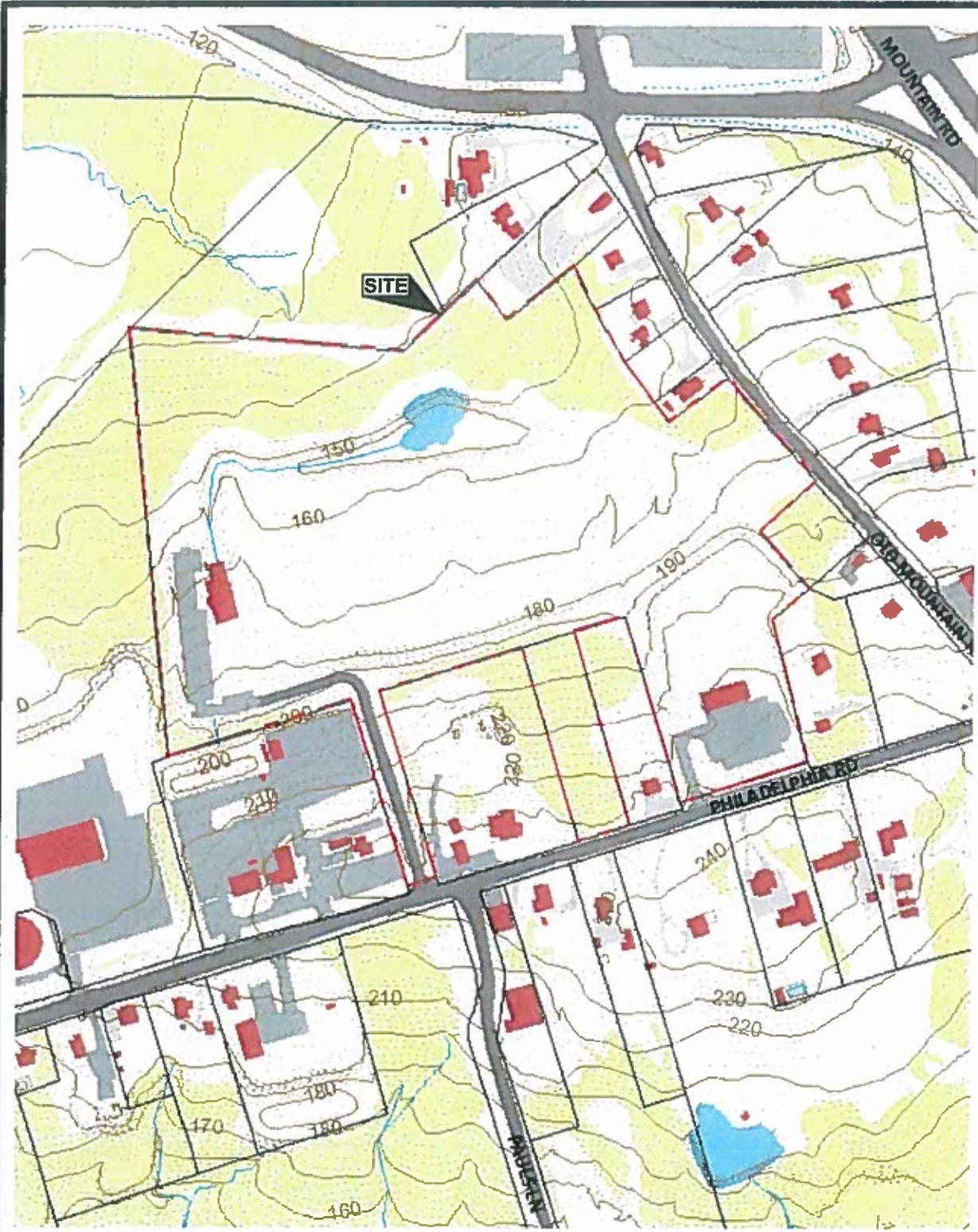
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 GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
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 ABINGDON, MARYLAND 21009
 410-515-9446
 FAX: 410-515-4895
 WWW.MRAGTA.COM

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SITE LOCATION MAP
804 & 814
PHILADELPHIA ROAD

HARFORD COUNTY, MARYLAND

JOB NO.	110417	SCALE:	1"=2000'	DATE:	MAY 2011	DRAWN BY:	JJH	REVIEW BY:	MDR	FIGURE:	1
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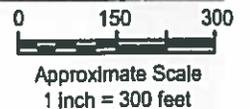
TOPOGRAPHIC MAP
804 & 814
PHILADELPHIA ROAD

HARFORD COUNTY, MARYLAND

JOB NO.	110417	SCALE:	1"=300'	DATE:	MAY 2011	DRAWN BY:	JJH	REVIEW BY:	MDR	FIGURE:	2
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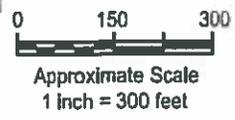


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SITE SKETCH
804 & 814
PHILADELPHIA ROAD

HARFORD COUNTY, MARYLAND



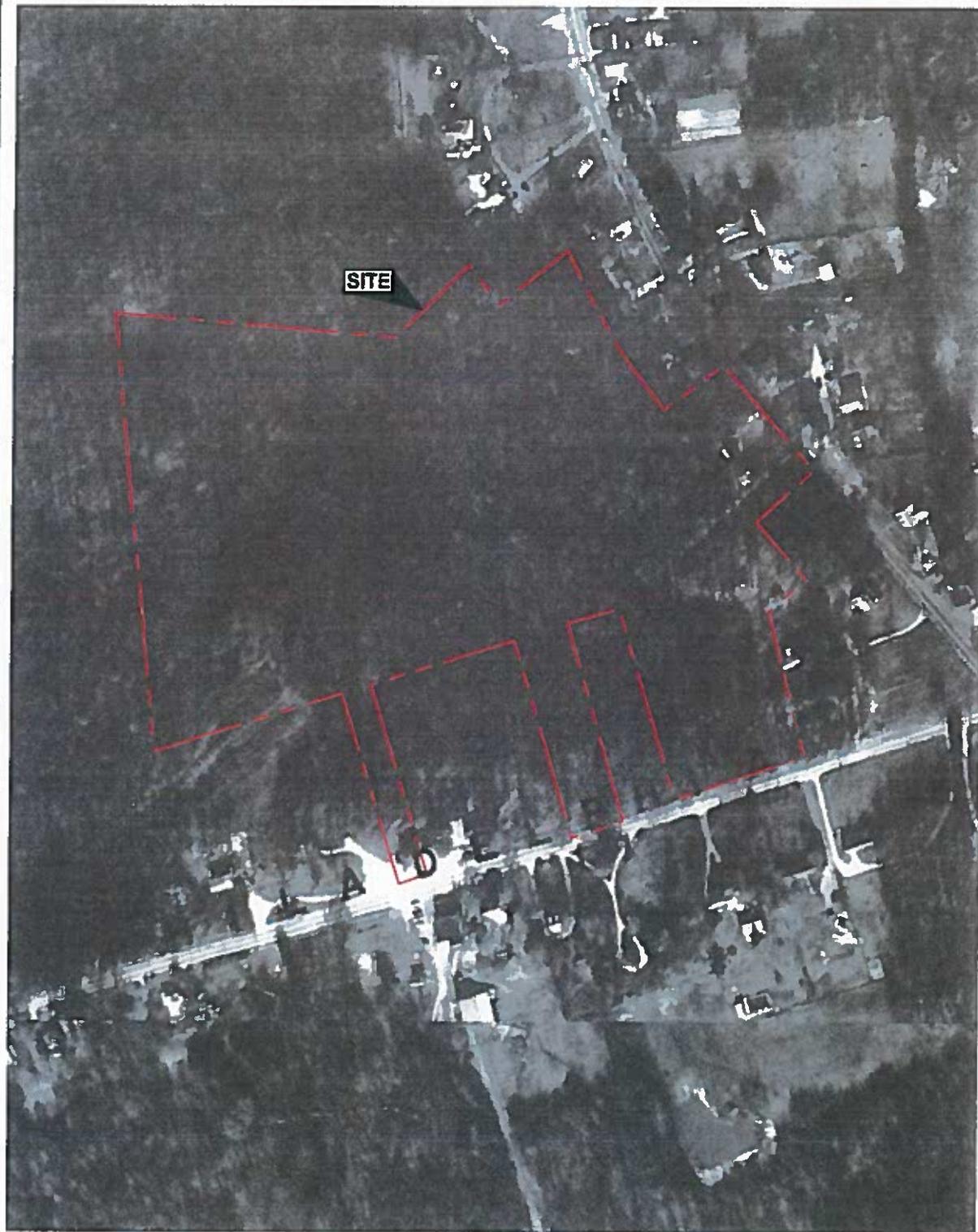
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1952 AERIAL PHOTOGRAPH
804 & 814
PHILADELPHIA ROAD
 HARFORD COUNTY, MARYLAND

JOB NO.	110417	SCALE:	1"=300'	DATE:	MAY 2011	DRAWN BY:	JJH	REVIEW BY:	MDR	FIGURE:	4
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0 150 300
Approximate Scale
1 inch = 300 feet



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1967 AERIAL PHOTOGRAPH
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HARFORD COUNTY, MARYLAND

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Approximate Scale
1 Inch = 300 feet

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1990 AERIAL PHOTOGRAPH

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PHILADELPHIA ROAD

HARFORD COUNTY, MARYLAND

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0 150 300
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0 150 300
 Approximate Scale
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2008 AERIAL PHOTOGRAPH

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HARFORD COUNTY, MARYLAND

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APPENDIX B
SITE PHOTOGRAPHS

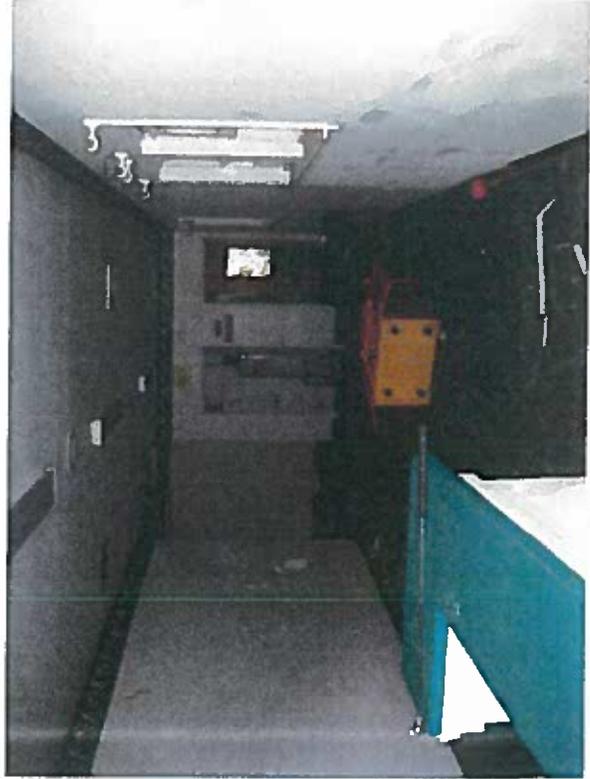
PROJECT NAME: 804 & 814 Philadelphia Road
DATE PHOTOGRAPHED: May 17, 18, & 23, 2011
GTA PROJECT NUMBER: 110417



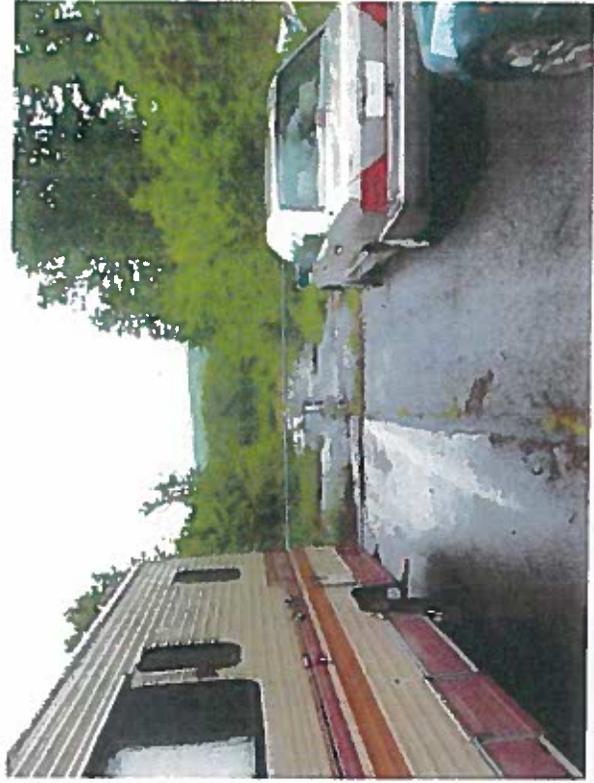
Photograph 1: View of the miniature golf building, facing northeast



Photograph 2: View of the miniature golf course and associated building, facing southwest.



Photograph 3: View of the interior of the miniature golf building



Photograph 4: View of the entrance driveway to the golf driving range, facing northwest

PROJECT NAME: 804 & 814 Philadelphia Road
DATE PHOTOGRAPHED: May 17, 18, & 23, 2011
GTA PROJECT NUMBER: 110417



Photograph 5: View of the driving range and golf pro shop, facing northwest



Photograph 6: View of the interior of the golf pro shop



Photograph 7: View of the driving range area, facing east



Photograph 8: View of the driving range area and golf pro shop in the distance, facing west

PROJECT NAME: 804 & 814 Philadelphia Road
DATE PHOTOGRAPHED: May 17, 18, & 23, 2011
GTA PROJECT NUMBER: 110417



Photograph 9: View of the driving range area and undeveloped woodlands on the northern portion of the site, facing north



Photograph 10: View of apparent "temporary piezometers" installed by others on the eastern portion of the driving range, facing south



Photograph 11: View of surface water extending from the slope on the eastern portion of the site



Photograph 12: Close-up of surface water extending from the base of the slope on the eastern portion of the site

PROJECT NAME: 804 & 814 Philadelphia Road
DATE PHOTOGRAPHED: May 17, 18, & 23, 2011
GTA PROJECT NUMBER: 110417



Photograph 13: View of debris within the wooded eastern portion of the site



Photograph 14: View of a hand-dug well within the wooded eastern portion of the site



Photograph 15: View of debris within the wooded south-central portion of the site

APPENDIX C
CORRESPONDENCE

GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL AND
ENVIRONMENTAL CONSULTANTS

A Practicing ASFE Member Firm



May 17, 2011

Harford County Division of
Emergency Operations
2220 Ady Road
Forest Hill, Maryland 21050

Attn: Lieutenant Moses

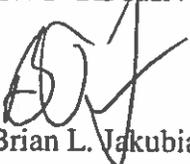
Re: Phase I Environmental Site Assessment
1412 Old Mountain Road South
Joppa, Harford County, Maryland 21085

Dear Lieutenant Moses:

Geo-Technology Associates, Inc. (GTA) is interested in determining if any past HAZMAT responses have occurred on the referenced site or on the adjacent properties. A *Site Location Map* of the site has been attached to this letter for your convenience. Please reference project number 110417 on all correspondence.

If it will assist you, you may respond via facsimile at: (410) 515-4895; or via email at: bjakubiak@mragta.com. If you have any questions or require additional information, please contact our office at (410) 515-9446. In advance, we thank you for your attention to this matter and look forward to your response.

Sincerely,
GEO-TECHNOLOGY ASSOCIATES, INC.



Brian L. Jakubiak
Project Scientist

BLJ

L:\Shared\Env\Reports\110417 804 & 814 Phila Rd\Agency correspondence\110417 HarCo HAZMAT2.doc

Enclosure

3445-A Box Hill Corporate Center Drive, Abingdon, MD 21009

(410) 515-9446

Fax: (410) 515-4895

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ENVIRONMENTAL CONSULTANTS

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May 10, 2011

Harford County Division of
Emergency Response
2220 Ady Road
Forest Hill, Maryland 21050

Attn: Lieutenant Moses

Re: Phase I Environmental Site Assessment
804 and 814 Philadelphia Road
Joppa, Harford County, Maryland 21085
Tax Map 65, Parcels 539 and 31

Dear Lieutenant Moses:

Geo-Technology Associates, Inc. (GTA) is interested in determining if any past HAZMAT responses have occurred on the referenced site or on the adjacent properties. A *Site Location Map* of the site has been attached to this letter for your convenience. Please reference project number 110417 on all correspondence.

If it will assist you, you may respond via facsimile at: (410) 515-4895; or via email at: markrodano@mragta.com. If you have any questions or require additional information, please contact our office at (410) 515-9446. In advance, we thank you for your attention to this matter and look forward to your response.

Sincerely,
GEO-TECHNOLOGY ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Mark D. Rodano", is written over a faint, larger version of the signature.

Mark D. Rodano
Vice President

MDR/klt

L:\Shared\Env\Reports\110417 804 & 814 Phila Rd\Agency correspondence\110417 HarCo HAZMAT.doc

Enclosure

3445-A Box Hill Corporate Center Drive, Abingdon, MD 21009

(410) 515-9446

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✦ New Castle, DE ✦ Georgetown, DE ✦ York, PA ✦ Quakertown, PA ✦ Charlotte, NC

Visit us on the web at www.mragta.com

GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL AND
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May 17, 2011

Harford County Health Department
Bureau of Environmental Protection
120 S. Hays Street
P.O. Box 797
Bel Air, Maryland 21014

Attn.: Mr. Andrew A. Holtan, R.S.

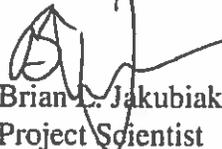
Re: Phase I Environmental Site Assessment
1412 Old Mountain Road South
Joppa, Harford County, Maryland 21085

Dear Mr. Holtan:

Geo-Technology Associates, Inc. (GTA) is interested in determining if any past environmental incidents have occurred at, or in the vicinity of, the site that may have resulted in an impact to the environmental quality of the site. Please provide GTA with details regarding known hazardous substance or petroleum product incidences. A *Site Location Map* of the site has been attached to this letter for your convenience. Please reference project number 110417 on all correspondence.

If it will assist you, you may respond via facsimile at: (410) 515-4895; or via email at: bjakubiak@mragta.com. If you have any questions or require additional information, please contact our office at (410) 515-9446. In advance, we thank you for your attention to this matter and look forward to your response.

Sincerely,
GEO-TECHNOLOGY ASSOCIATES, INC.


Brian L. Jakubiak
Project Scientist

BLJ

L:\Shared\Env\Reports\110417 804 & 814 Phila Rd\Agency correspondence\110417 HarCo Health Dept2.doc

Enclosure

3445-A Box Hill Corporate Center Drive, Abingdon, MD 21009

(410) 515-9446

Fax: (410) 515-4895

✦ Abingdon, MD ✦ Laurel, MD ✦ Frederick, MD ✦ Waldorf, MD ✦ Sterling, VA ✦ Somerset, NJ
✦ New Castle, DE ✦ Georgetown, DE ✦ York, PA ✦ Quakertown, PA ✦ Charlotte, NC

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GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL AND
ENVIRONMENTAL CONSULTANTS

A Practicing ASFE Member Firm



May 17, 2011

Ms. Joane Mueller
Office of Communications
Maryland Department of the Environment
Technical & Regulatory Services
1800 Washington Boulevard
Baltimore, Maryland 21230

via email: jmueller@mde.state.md.us

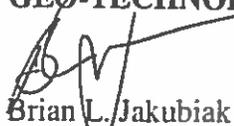
Re: Phase I Environmental Site Assessment
1412 Old Mountain Road South
Joppa, Harford County, Maryland 21085

Dear Ms. Mueller:

Geo-Technology Associates, Inc. (GTA) is conducting a Phase I Environmental Site Assessment (ESA) of the above referenced property. As part of this ESA, GTA is requesting any information that the MDE Land Programs; Air & Radiological Health Programs; and Cross Media Programs have regarding the referenced property. Please search all sections within these Programs.

If it will assist you, you may respond via facsimile at: (410) 515-4895; or via email at: bjakubiak@mragta.com. If you have any questions or require additional information, please contact our office at (410) 515-9446. In advance, we thank you for your attention to this matter and look forward to your response.

Sincerely,
GEO-TECHNOLOGY ASSOCIATES, INC.


Brian L. Jakubiak
Vice President

BLJ

L:\Shared\Env\Reports\110417 804 & 814 Phila Rd\Agency correspondence\110417 MDE ltr2.doc

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GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL AND
ENVIRONMENTAL CONSULTANTS

A Practicing ASFE Member Firm



May 10, 2011

Ms. Joane Mueller
Office of Communications
Maryland Department of the Environment
Technical & Regulatory Services
1800 Washington Boulevard
Baltimore, Maryland 21230

via email: jmueller@mde.state.md.us

Re: Phase I Environmental Site Assessment
804 Philadelphia Road
814 Philadelphia Road
Joppa, Harford County, Maryland 21085

Dear Ms. Mueller:

Geo-Technology Associates, Inc. (GTA) is conducting a Phase I Environmental Site Assessment (ESA) of the above referenced properties. As part of this ESA, GTA is requesting any information that the MDE Land Programs; Air & Radiological Health Programs; and Cross Media Programs have regarding the referenced property. Please search all sections within these Programs. Please reference GTA's project number 110417 on all correspondence.

If it will assist you, you may respond via facsimile at: (410) 515-4895; or via email at: markrodano@mragta.com. If you have any questions or require additional information, please contact our office at (410) 515-9446. In advance, we thank you for your attention to this matter and look forward to your response.

Sincerely,
GEO-TECHNOLOGY ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Mark D. Rodano".

Mark D. Rodano
Vice President

MDR/kl

L:\Shared\Env\Reports\110417 804 & 814 Phila Rd\Agency correspondence\110417 MDE ltr.doc

3445-A Box Hill Corporate Center Drive, Abingdon, MD 21009

(410) 515-9446

Fax: (410) 515-4895

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MARYLAND DEPARTMENT OF THE ENVIRONMENT

Oil Control Program, Suite 620, 1800 Washington Blvd., Baltimore MD 21230-1719

410-537-3442 410-537-3092 (fax)

1-800-633-6101, ext. 3442

Martin O'Malley
Governor

Shari T. Wilson
Secretary

Anthony G. Brown
Lieutenant Governor

Robert M. Summers, Ph.D.
Deputy Secretary

July 27, 2007

SITE STATUS LETTER

Mr. Craig S. Lewis
Colliers Pinkard
210 W. Pennsylvania Ave., Suite 310
Towson MD 21204-5325

RE: Case No. 2008-0051-HA
Coleman Pleckers World of Golf
814 Philadelphia Road, Joppa

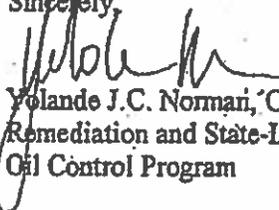
Dear Mr. Lewis:

The Oil Control Program recently completed a review of the *Focused Site Investigation June 2006 and Well Survey Report - June 18, 2007*, completed as part of the due diligence real estate transaction for the above-referenced property located in Harford County. The Department understands that the site and vicinity are served by municipal water.

Based on the soil and groundwater sampling data provided to date, the Oil Control Program does not require further investigation or corrective action at this site. The Oil Control Program hereby closes Case No. 2008-0051-HA. Residual petroleum contamination remains on site; however it appears this contamination does not pose a threat to human health and the environment. Since future excavation in the area of investigation may create exposure pathways, if impacted soil is encountered, it must be handled in a manner that will comply with State and Federal Regulations.

Please be advised that under Code of Maryland Regulations (COMAR) 26.10.01.05G, "A purchaser of oil-contaminated property does not become a person responsible for a discharge solely as a result of the purchase of the property unless the purchaser is otherwise a person responsible for a discharge under Environment Article, Section 4-401(i)." A prospective purchaser would not be considered a responsible party for petroleum issues that are attributable to previous activities that occurred on the property. If you have further questions, please contact the Oil Control Program at 410-537-3443.

Sincerely,


Yolande J.C. Normani, Chief
Remediation and State-Lead Division
Oil Control Program

YN/nln

cc: Ms. Gina Galimberti (Hillis Carnes Engineering Assoc., Inc.)
Ms. Susan Kelly (Harford County Health Dept.)
Mr. Herbert M. Meade
Mr. Horacio Tablada

Baltimore Gas and Electric Company
P.O. Box 1475
Baltimore, Maryland 21203-1475



May 18, 2011

Mr. Brian Jakubiak
GTA
3445-A Box Hill Corporate Center Dr.
Abingdon, MD 21009

RE: Transformer Inquiry for 804 and 814 Philadelphia Road, Joppa, MD 21085

Dear Mr. Jakubiak:

The following information is submitted in response to your faxed inquiry to the Baltimore Gas & Electric Company. There are two pad-mounted transformers near the above mentioned site. These transformers (10039, installed 5/20/99 and 10040, installed 10/1/99) are classified as Non-PCB, per company records.

If I can be of further assistance, please call me at (410) 470-7254.

Sincerely,

A handwritten signature in black ink that reads "Delores M. Bacon". The signature is written in a cursive, slightly slanted style.

Delores M. Bacon
Sr. Administrative Assistant
Electric Distribution Engineering & Standards Unit
Engineering Standards Section

DMB/dmb

H:\DabbleBacon\Debble Bacon\data\WORDDOC\brianjakublak21.doc

PHASE I ENVIRONMENTAL SITE ASSESSMENT CLIENT INTERVIEW QUESTIONNAIRE

At your request, Geo-Technology Associates, Inc. (GTA) has started a Phase I Environmental Site Assessment (ESA) of 804 and 814 Philadelphia Road, in Harford County, Maryland. As you probably know, we use the Phase I ESA to evaluate the likelihood that the subject property may have been impacted with petroleum or hazardous substances (i.e., we identify Recognized Environmental Conditions [RECs]).

Based on the ASTM Standard (E1527-05), we need to ask you (as our client and the "User" of the report) several questions about the subject property. Obviously, you've asked us to develop a professional opinion about the subject property's environmental condition. But in order to prepare an ASTM-compliant Phase I ESA, we also need to use any relevant knowledge that you may have.

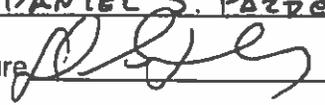
Please review the questions below and provide your responses (to the best of your knowledge), explaining any "yes" answers at the bottom of the page. Please either return the completed form, or call me to discuss with verbal responses.

1. Do you know of any environmental cleanup liens against the subject property (filed under federal, tribal, state, or local law)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Are you aware of any "activity and use limitations" (AULs), such as engineering controls, land use restrictions, institutional controls, that are in place at the subject property? (e.g., deed notice, capped soil, groundwater use restrictions, residential prohibition, etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Do you have any specialized knowledge or experience related to the environmental condition of the subject property or nearby properties? (e.g., familiarity with a particular business activity or land use on or near the site)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Do you have reason to believe that the purchase price of the subject property has been lowered because contamination is known or believed to be present?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
5. Are you aware of information about the subject property that would help identify conditions indicative of releases or threatened releases? (e.g., past uses, above or below ground storage tanks, chemical storage, spills, cleanups, etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Do you know of any obvious indicators that point to the presence or likely presence of contamination at the subject property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Please explain any "yes" answers: COPY OF LETTER DATED 27 JULY 2007 FROM MDC AND RELATED REPORT OF INVESTIGATIONS REGARDING TRACE DIESEL TANK ORGANIC DETECTIONS ON A PORTION OF THE SITE. COPY OF THIS DOCUMENTATION ALREADY PROVIDED TO GTA.

Name DANIEL S. PAZDERSKY

Company HARFORD COUNTY DPW

Signature 

Date 12 MAY 2011

InfoMap
Technologies Incorporated

Environmental FirstSearch™ Report

Target Property:

804 PHILADELPHIA ROAD

JOPPA MD 21085

Job Number: 110417

PREPARED FOR:

Geo-Technology Associates, Inc.
3445-A Box Hill Corporate Center Dr,
Abingdon, MD 21009

05-16-11



Tel: (610) 430-7530

Fax: (610) 430-7535

**Environmental FirstSearch
Search Summary Report**

**Target Site: 804 PHILADELPHIA ROAD
JOPPA MD 21085**

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	04-01-11	1.25	0	0	0	0	0	0	0
NPL Delisted	Y	04-01-11	0.75	0	0	0	0	0	0	0
CERCLIS	Y	03-31-11	0.75	0	0	0	0	1	0	1
NFRAP	Y	03-31-11	0.75	0	0	0	1	0	0	1
RCRA COR ACT	Y	03-10-11	1.25	0	0	0	0	0	0	0
RCRA TSD	Y	03-10-11	0.75	0	0	0	0	0	0	0
RCRA GEN	Y	03-10-11	0.50	0	0	0	3	-	1	4
Federal IC / EC	Y	03-01-11	0.75	0	0	0	0	0	0	0
ERNS	Y	04-18-11	0.33	0	0	0	0	-	5	5
Tribal Lands	Y	12-01-05	1.25	0	0	0	0	0	1	1
State/Tribal Sites	Y	01-01-11	1.25	0	0	0	1	0	1	2
State Spills 90	Y	02-23-11	0.33	0	0	1	3	-	2	6
State/Tribal SWL	Y	07-01-09	0.75	0	0	0	0	0	0	0
State/Tribal LUST	Y	02-23-11	0.75	0	1	4	6	18	10	39
State/Tribal UST/AST	Y	03-23-11	0.50	0	0	4	3	-	2	9
State/Tribal EC	Y	NA	0.75	0	0	0	0	0	0	0
State/Tribal IC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal VCP	Y	01-01-11	0.75	0	0	0	0	0	0	0
State/Tribal Brownfields	Y	01-01-11	0.75	0	0	0	0	0	0	0
State Other	Y	01-01-07	0.25	0	0	0	-	-	0	0
- TOTALS -				0	1	9	17	19	22	68

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to InfoMap Technologies, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in InfoMap Technologies's databases. All EPA sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent NPL and state landfill the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although InfoMap Technologies uses its best efforts to research the actual location of each site, InfoMap Technologies does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of InfoMap Technologies's services proceeding are signifying an understanding of InfoMap Technologies's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 05-16-11
Requestor Name: bjakubiak
Standard: AAI

Search Type: COORD
Job Number: 110417

**Target Site: 804 PHILADELPHIA ROAD
 JOPPA MD 21085**

Demographics

Sites: 68	Non-Geocoded: 22	Population: NA
Radon: 0.5 - 1.7 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-76.35065	-76:21:2	Easting:	383765.16
Latitude:	39.438562	39:26:19	Northing:	4366107.611
Elevation:	155		Zone:	18

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)	Services:																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Fire Insurance Maps</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search/Env Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Fire Insurance Maps	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
	Requested?	Date																																	
Fire Insurance Maps	No																																		
Aerial Photographs	No																																		
Historical Topos	No																																		
City Directories	No																																		
Title Search/Env Liens	No																																		
Municipal Reports	No																																		
Online Topos	No																																		

Environmental FirstSearch Sites Summary Report

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

TOTAL: 68 **GEOCODED:** 46 **NON GEOCODED:** 22 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID	ElevDiff
1	LUST	COLEMAN PLECKERS WORLD OF GOLF 08-0051HA/CLOSED	814 PHILADELPHIA ROAD JOPPA MD 21085	0.11 SE	1	+ 64
1	UST	MORKOSKY, CHARLES 3007484/REMOVED	3401 PHILADELPHIA ROAD JOPPA MD 21085	0.13 SE	2	+ 75
2	LUST	CROWN STATION 93-1914HA/CLOSED	1506 OLD MOUNTAIN ROAD BEL AIR MD 21014	0.13 NE	3	- 10
3	UST	GandG FOOD STORES, INC. T/A JOPPA 3007494/INACTIVE	901 PHILADELPHIA ROAD JOPPA MD 21085	0.21 SE	4	+ 37
4	LUST	JOPPA FOOD MART 99-0361HA/CLOSED	901 PHILADELPHIA ROAD JOPPA MD 21085	0.21 SE	4	+ 37
4	LUST	HIGH S 96-0755HA/CLOSED	910 PHILADELPHIA RD JOPPA MD 21085	0.21 SE	5	+ 35
5	SPILLS	HIGH S STORE 88 02-1129HA/CLOSED	910 PHILADELPHIA RD JOPPA MD 21085	0.21 SE	5	+ 35
6	UST	HIGH S DAIRY STORE 88 6015107/ACTIVE	910 PHILADELPHIA RD JOPPA MD 21085	0.21 SE	5	+ 35
7	LUST	THOMPSON PROPERTY 01-0122HA/CLOSED	907 PHILADELPHIA ROAD JOPPA MD 21085	0.23 SE	6	+ 32
7	UST	JOPPS-MAGNOLIA VOL. FIRE DEPARTMEN 3007215/INACTIVE	1403 OLD MOUNTAIN ROAD SOUT JOPPA MD 21085	0.24 NE	7	- 20
8	SPILLS	DIESEL SPILL PARK and RIDE 03-1129HA/CLOSED	RT. 152 and I-95 JOPPA MD	0.26 NE	8	- 41
8	NFRAP	MOUNTAIN ROAD EMERGENCY RESPONSE MDD985385368/NFRAP-N	MOUNTAIN ROAD and I-95 JOPPA-MAGNOLIA MD 21040	0.27 NE	9	- 46
9	STATE	MOUNTAIN ROAD EMERGENCY RESPONSE 403/STATE MASTER LIST	MOUNTAIN ROAD and I-95 JOPPA-MAGNOLIA MD 21040	0.27 NE	9	- 46
10	RCRAGN	COALE M K ENT INC MDD985423003/SGN	706 PHILADELPHIA ROAD JOPPA MD 21085	0.28 SW	10	+ 24
12	LUST	EARL DELLS RESIDENCE 98-0909HA/CLOSED	705 OLD PHILADELPHIA ROAD JOPPA MD 21085	0.29 SW	11	+ 21
12	SPILLS	PROPOSED WAWA STORE 09-0041HA/CLOSED	1419 S MOUNTAIN RD JOPPA MD 21085	0.29 NE	12	N/A
13	RCRAGN	WAWA FOOD MARKET 599 MDR000523086/SGN	1419 S MOUNTAIN RD JOPPA MD 21085	0.29 NE	12	N/A
14	LUST	LAWRENCE IVANAUSKAS 96-1943HA/CLOSED	1003 PHILADELPHIA ROAD JOPPA MD	0.32 SE	13	+ 29
14	SPILLS	LAWRENCE IVANAUSKAS 96-1943HA/CLOSED	1003 PHILADELPHIA ROAD JOPPA MD	0.32 SE	13	+ 29
15	LUST	MANLEY REGAN CHEMICALS 94-1614HA/CLOSED	1200 PAULS LANE JOPPA MD 21085	0.39 SE	14	- 51
15	UST	MANLEY REGAN CHEMICALS 6015070/REMOVED	1200 PAULS LANE JOPPA MD 21085	0.39 SE	14	- 51

Environmental FirstSearch Sites Summary Report

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

TOTAL: 68 **GEOCODED:** 46 **NON GEOCODED:** 22 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID	ElevDiff
16	RCRAGN	MANLEY REGAN CHEM DIVUNITED CHEM MDD980720452/TRANSPORTER	1200 PAULA LANE JOPPA MD 21085	0.39 SE	14	- 51
17	UST	MANLEY-REGAN CHEMICALS 13632/INACTIVE	1200 PAULS LANE JOPPA MD 21085	0.39 SE	14	- 51
18	LUST	E and H SALES/SOUTHEND SHELL 93-1211HA/CLOSED	618 PHILADELPHIA ROAD ABERDEEN MD 21001	0.45 SW	15	- 13
18	LUST	TRINITY LUTHERAN CHURCH 07-0400HA/CLOSED	1100 PHILADELPHIA ROAD JOPPA MD 21085	0.50 NE	16	- 3
19	LUST	TRINITY LUTHERAN CHURCH 92-0706HA/CLOSED	1100 PHILADELPHIA ROAD JOPPA MD 21085	0.50 NE	16	- 3
20	UST	TRINITY LUTHERAN CHURCH 6007137/INACTIVE	1100 PHILADELPHIA ROAD JOPPA MD 21085	0.50 NE	16	- 3
21	LUST	MARYLAND REDI-MIX 96-0215HA/CLOSED	810 PULASKI HWY JOPPA MD	0.61 SE	17	- 58
21	LUST	QUAKER STATE 9-0860CE/CLOSED	818 PULASKI HWY JOPPATOWNE MD	0.61 SE	18	- 55
22	LUST	CASE-MASON 92-2044HA/CLOSED	816 PULASKI HWY JOPPA MD 21085	0.61 SE	19	- 56
22	LUST	HOLTERS INC. 02-1461HA/CLOSED	901 PULASKI HWY JOPPA MD 21085	0.62 SE	20	- 61
23	LUST	BEAVER S AUTO WORKS 90-1060HA/CLOSED	706 PULASKI HWY JOPPA MD 21085	0.64 SW	21	- 60
23	LUST	JOPPA HARDWARE INC T/A ANDERSONS 93-1758HA/CLOSED	900 PULASKI HWY JOPPA MD 21085	0.67 SE	22	- 43
24	LUST	JOHN ROBERTS 92-2196HA/CLOSED	900 PULASKI HWY JOPPA MD 21085	0.67 SE	22	- 43
24	LUST	CHEVRON ONE STOP SVC 90-0107HA/OPEN	903 PULASKI HWY JOPPA MD 21085	0.68 SE	23	- 44
25	LUST	AMOCO 98-0710HA/CLOSED	602 PULASKI HWY JOPPA MD 21085	0.69 SW	24	- 67
25	LUST	GRAND PRIX AUTO 99-0645HA/CLOSED	601 PULASKI HWY JOPPA MD	0.70 SW	25	- 63
26	LUST	SHEETZ 316 02-01221HA/CLOSED	601 PULASKI HWY JOPPA MD 21085	0.70 SW	25	- 63
26	LUST	SHEETZ STORE 316 06-0299HA/CLOSED	601 PULASKI HWY JOPPA MD 21085	0.70 SW	25	- 63
27	LUST	GUIDICE PROPERTY 02-0121HA/CLOSED	601 PULASKI HWY JOPPA MD 21085	0.70 SW	25	- 63
27	LUST	JOPPA AUTO TRANSMISSION 7-0801HA/CLOSED	1108 JOPPA ROAD JOPPA MD	0.70 SW	26	- 71

**Environmental FirstSearch
Sites Summary Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

TOTAL: 68 **GEOCODED:** 46 **NON GEOCODED:** 22 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID	ElevDiff
28	CERCLIS	PULASKI MOTORS MDN000306159/NOT PROPOSED	1001 PULASKI HWY JOPPA MD 21085	0.72 SE	27	-48
28	LUST	JOPPA RV CENTER 90-0740HA/CLOSED	1002 PULASKI HWY JOPPA MD	0.75 SE	28	-33
29	LUST	SIGN DESIGN, INC. 9-0727HA/CLOSED	1103 CLAYTON JOPPATOWN MD	0.75 SE	29	-9
29	LUST	COMPLAINT 02-1270HA/CLOSED	1008 PULASKI HWY JOPPA MD 21085	0.75 SE	30	-33
30	LUST	KEN S TRANSMISSION 92-0156HA/CLOSED	1001 PULASKI HWY JOPPA MD 21085	0.75 SE	31	-33

Environmental FirstSearch Sites Summary Report

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

TOTAL: 68 **GEOCODED:** 46 **NON GEOCODED:** 22 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map 1D	ElevDiff
N/A	LUST	JOPPATOWN HIGH SCHOOL 10-0377HA/CLOSED	555 JOPPA FARM ROAD JOPPA MD 21085	NON GC		N/A
N/A	LUST	JOPPA AMOCO 10-0242HA/CLOSED	602 PULASKI HIGHWAY JOPPA MD 21085	NON GC		N/A
N/A	LUST	JOPPATOWN 7-1065HA/CLOSED	409 BRESLIN ROAD JOPPATOWN MD 21085	NON GC		N/A
N/A	LUST	HOLTERS INC 09-0672HA/CLOSED	901 PULASKI HIGHWAY JOPPA MD 21085	NON GC		N/A
N/A	LUST	KEN S TRANSMISSION 7-1308HA/CLOSED	1000 PULASKI HIGHWAY JOPPA MD 21085	NON GC		N/A
N/A	LUST	STAN ACRES 8-0749HA/CLOSED	STAN ROAD JOPPA MD 21085	NON GC		N/A
N/A	LUST	ANONYMOUS 94-0788HA/CLOSED	SANDPIPER COVE JOPPATOWN MD 21085	NON GC		N/A
N/A	LUST	WALTER C. KOLODZIESKI 96-0210HA/CLOSED	2312 RICHARD ROAD JOPPA MD	NON GC		N/A
N/A	LUST	WAWA 10-0189HA/CLOSED	1419 SOUTH MOUNTAIN ROAD JOPPA MD	NON GC		N/A
N/A	LUST	TRUCK ACCIDENT 94-2708HA/CLOSED	MILE MARKER 73, I-95 JOPPA MD 21085	NON GC		N/A
N/A	UST	WAWA FOOD MARKET 599 19929/ACTIVE	1419 S MOUNTAIN RD JOPPA MD 21085	NON GC		N/A
N/A	UST	FORMER JOPPA SAND and GRAVEL SITE 14304/INACTIVE	TOWNWOOD DR JOPPA MD 21085	NON GC		N/A
N/A	SPILLS	MCMAHAN PROPERTY 10-0073HA/OPEN	2714 OLD JOPPA ROAD JOPPA MD	NON GC		N/A
N/A	SPILLS	COMPLAINT 02-1316HA/CLOSED	BREAKWATER CT JOPPATOWNE MD 21085	NON GC		N/A
N/A	ERNS	555757/FIXED FACILITY	HWY 152 JOPPA MD	NON GC		N/A
N/A	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-21085	UNKNOWN MD 21085	NON GC		N/A
N/A	ERNS	200704/HIGHWAY RELATED	INTERSECTION OF I-95 AND MD JOPPA MD	NON GC		N/A
N/A	ERNS	MILEPOST 76 NRC-971853/RAILROAD NON-RELEASE	MILEPOST 76 JOPPA MD 21085	NON GC		N/A
N/A	ERNS	LYODS MOBILE HOMES 374144/FIXED FACILITY	LYODS MOBIKE HOMES JOPPA MD	NON GC		N/A
N/A	ERNS	BRIDGE DR AND TOWN CENTER DR NRC-584078/STORAGE TANK	JOPPA MD	NON GC		N/A

**Environmental FirstSearch
Sites Summary Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

TOTAL: 68 **GEOCODED:** 46 **NON GEOCODED:** 22 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID	ElevDiff
N/A	RCRAGN	PK METAL FINISHING MDR000515353/LGN	708 EAST PULASKI HWY SUITE JOPPA MD 21085	NON GC		N/A
N/A	STATE	JOPPA SAND AND GRAVEL 601/NON MASTER LIST	WEST ON TOWNWOOD DR JOPPATOWNE MD 21085	NON GC		N/A

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 22 **DIST/DIR:** 0.11 SE **ELEVATION:** 219 **MAP ID:** 1

NAME: COLEMAN PLECKERS WORLD OF GOLF
ADDRESS: 814 PHILADELPHIA ROAD
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 08-0051HA
ID2: 08-0051HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE: YES
CLEANUP: YES
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-3-Well/GW Contamination Motor/Lube Oil
DATE OPEN: 7/26/2007
DATE CLOSED: 7/23/2007

UST

SEARCH ID: 16 **DIST/DIR:** 0.13 SE **ELEVATION:** 230 **MAP ID:** 2

NAME: MORKOSKY, CHARLES
ADDRESS: 3401 PHILADELPHIA ROAD
JOPPA MD 21085

REV:
ID1: 3007484
ID2:
STATUS: REMOVED
PHONE:

CONTACT:
SOURCE: MDE

TANK DETAILS

TANK ID: 001 **CURRENT AGE:** 28
GALLONS: 1,000 **STATUS:** REMOVED
SUBSTANCE: GASOLINE

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 24 **DIST/DIR:** 0.13 NE **ELEVATION:** 145 **MAP ID:** 3

NAME: CROWN STATION
ADDRESS: 1506 OLD MOUNTAIN ROAD
BEL AIR MD 21014
HARFORD

REV: 06/01/10
IDI: 93-1914HA
ID2: 93-1914HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE:
CLEANUP:
SECTION:
CODE DESCRIPTION:
DATE OPEN: 3/29/1993
DATE CLOSED: 9/10/1992

Environmental FirstSearch
Site Detail Report

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

UST

SEARCH ID: 11 **DIST/DIR:** 0.21 SE **ELEVATION:** 192 **MAP ID:** 4

NAME: GandG FOOD STORES, INC. T/A JOPPA FOOD STORE
ADDRESS: 901 PHILADELPHIA ROAD
JOPPA MD 21085

REV: 03/23/11
ID1: 3007494
ID2: 7246
STATUS: INACTIVE
PHONE:

CONTACT:
SOURCE: MDE

OWNER INFORMATION

OWNER ID NUMBER: 4281
OWNER NAME: George A. Gosnell, Jr. and Virginia L. Gosnell
OWNER ADDRESS: 901 Philadelphia Road
Joppa MD 21085
OWNER PHONE: (410) 676-6695
CONTACT: Virginia L. Gosnell

TANK INFORMATION

TANK ID: 1
TANK STATUS: Permanently Out of Use
TANK CAPACITY: 550
SUBSTANCE: Kerosene
OPERATOR: Virginia Gosnell
OPERATOR PHONE: (410) 676-6695

TANK ID: 2
TANK STATUS: Permanently Out of Use
TANK CAPACITY: 2000
SUBSTANCE: Gasoline
OPERATOR: Virginia Gosnell
OPERATOR PHONE: (410) 676-6695

TANK ID: 3
TANK STATUS: Permanently Out of Use
TANK CAPACITY: 2000
SUBSTANCE: Gasoline
OPERATOR: Virginia Gosnell
OPERATOR PHONE: (410) 676-6695

TANK ID: 4
TANK STATUS: Permanently Out of Use
TANK CAPACITY:
SUBSTANCE: Heating Oil
OPERATOR: Virginia Gosnell
OPERATOR PHONE: (410) 676-6695

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 33 **DIST/DIR:** 0.21 SE **ELEVATION:** 192 **MAP ID:** 4

NAME: JOPPA FOOD MART
ADDRESS: 901 PHILADELPHIA ROAD
JOPPA MD 21085
HARFORD
CONTACT:
SOURCE: MDE

REV: 06/01/10
ID1: 99-0361HA
ID2: 99-0361HA
STATUS: CLOSED
PHONE:

LEAK INFORMATION

STATUS: CLOSED
RELEASE: YES
CLEANUP: YES
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-8-Tank Closure Motor/Lube Oil
DATE OPEN: 8/10/1998
DATE CLOSED: 12/3/1999

LUST

SEARCH ID: 29 **DIST/DIR:** 0.21 SE **ELEVATION:** 190 **MAP ID:** 5

NAME: HIGH S
ADDRESS: 910 PHILADELPHIA RD
JOPPA MD 21085
HARFORD
CONTACT:
SOURCE: MDE

REV: 06/01/10
ID1: 96-0755HA
ID2: 96-0755HA
STATUS: CLOSED
PHONE:

LEAK INFORMATION

STATUS: CLOSED
RELEASE: NO
CLEANUP:
SECTION: C-BELOW GROUND (PREVENTATIVE)
CODE DESCRIPTION: C-1-New Installation Motor/Lube Oil
DATE OPEN: 11/2/1995
DATE CLOSED: 4/15/1997

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

SPILLS

SEARCH ID: 8 **DIST/DIR:** 0.21 SE **ELEVATION:** 190 **MAP ID:** 5

NAME: HIGH 5 STORE 88
ADDRESS: 910 PHILADELPHIA RD
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 02-1129HA
ID2:
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

SPILL INFORMATION

STATUS: CLOSED
RELEASE: NO
CLEANUP: NO
SECTION: A-AST/SPILLS/INSPECTIONS
CODE DESCRIPTION: A-2-Vehicle Accident
DATE OPEN: 3/11/2002
DATE CLOSED: 4/22/2002

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

UST

SEARCH ID: 12 **DIST/DIR:** 0.21 SE **ELEVATION:** 190 **MAP ID:** 5

NAME: HIGH S DAIRY STORE 88	REV: 03/23/11
ADDRESS: 910 PHILADELPHIA RD	ID1: 6015107
JOPPA MD 21085	ID2: 797
HARFORD	STATUS: ACTIVE
CONTACT:	PHONE:
SOURCE: MDE	

OWNER INFORMATION

OWNER ID NUMBER: 592
OWNER NAME: High s of Baltimore Inc.
OWNER ADDRESS: 7477 New Ridge Road
Hanover MD 21076
OWNER PHONE: (410) 859-3636
CONTACT: Edmund Broderick

TANK INFORMATION

TANK ID: 1
TANK STATUS: Currently In Use
TANK CAPACITY: 12000
SUBSTANCE: Gasohl/Kero
OPERATOR: Ruth Hunt
OPERATOR PHONE: (410) 538-3302

TANK ID: 2
TANK STATUS: Currently In Use
TANK CAPACITY: 12000
SUBSTANCE: Gasohol/ Diesel
OPERATOR: Ruth Hunt
OPERATOR PHONE: (410) 538-3302

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 44 **DIST/DIR:** 0.23 SE **ELEVATION:** 187 **MAP ID:** 6

NAME: THOMPSON PROPERTY
ADDRESS: 907 PHILADELPHIA ROAD
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 01-0122HA
ID2: 01-0122HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE: NO
CLEANUP: NO
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-6-Ground Seep Investigation/ Cleanup
DATE OPEN: 7/31/2000
DATE CLOSED: 8/2/2000

UST

SEARCH ID: 13 **DIST/DIR:** 0.24 NE **ELEVATION:** 135 **MAP ID:** 7

NAME: JOPPS-MAGNOLIA VOL. FIRE DEPARTMENT
ADDRESS: 1403 OLD MOUNTAIN ROAD SOUTH
JOPPA MD 21085

REV: 03/23/11
ID1: 3007215
ID2: 3855
STATUS: INACTIVE
PHONE:

CONTACT:
SOURCE: MDE

OWNER INFORMATION

OWNER ID NUMBER: 2508
OWNER NAME: Joppa-Magnolia Vol. Fire Department
OWNER ADDRESS: 1403 Old Mountain Road
Joppa MD 21085
OWNER PHONE: (410) 676-0888
CONTACT: Gary B. Skillman

TANK INFORMATION

TANK ID: 1
TANK STATUS: Permanently Out of Use
TANK CAPACITY: 2500
SUBSTANCE: Gasoline
OPERATOR: Gary B. Skillman
OPERATOR PHONE: (410) 676-0888

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

SPILLS

SEARCH ID: 7 **DIST/DIR:** 0.26 NE **ELEVATION:** 114 **MAP ID:** 8

NAME:	DIESEL SPILL PARK and RIDE	REV:	06/01/10
ADDRESS:	RT. 152 and I-95 JOPPA MD HARFORD	ID1:	03-1129HA
CONTACT:		ID2:	
SOURCE:	MDE	STATUS:	CLOSED
		PHONE:	

SPILL INFORMATION

STATUS:	CLOSED
RELEASE:	YES
CLEANUP:	YES
SECTION:	A-AST/SPILLS/INSPECTIONS
CODE DESCRIPTION:	A-7-Unknown Source/Surface Spill
DATE OPEN:	2/3/2003
DATE CLOSED:	5/26/2004

NFRAP

SEARCH ID: 2 **DIST/DIR:** 0.27 NE **ELEVATION:** 109 **MAP ID:** 9

NAME:	MOUNTAIN ROAD EMERGENCY RESPONSE	REV:	3/31/11
ADDRESS:	MOUNTAIN ROAD and I-95 JOPPA-MAGNOLIA MD 21040 HARFORD	ID1:	MDD985385368
CONTACT:		ID2:	0304310
SOURCE:	EPA	STATUS:	NFRAP-N
		PHONE:	

DESCRIPTION:
A LEAK WAS SPOTTED FROM AN OVERNITE COMPANY REFRIGERATED TRUCK LOADED WITH 72 POLY DRUMS OF CHLOROACETALDEHYDE TRAVELING NORTH ON I-95. THE DRIVER OF THE TRUCK SMELLED NOXIOUS ODORS.

ACTION/QUALITY	AGENCY/RPS	START/RAA	END
ARCHIVE SITE	EPA In-House		5/31/1991
DISCOVERY	EPA Fund-Financed		1/10/1991
PRELIMINARY ASSESSMENT NFRAP, NO FURTHER REMEDIAL ACTION PLANNED	EPA Fund-Financed	/1-91-5/31	5/31/1991
REMOVAL ASSESSMENT	EPA Fund-Financed	/1-91-1/10	1/10/1991

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

STATE

SEARCH ID: 6 **DIST/DIR:** 0.27 NE **ELEVATION:** 109 **MAP ID:** 9

NAME: MOUNTAIN ROAD EMERGENCY RESPONSE
ADDRESS: MOUNTAIN ROAD and I-95
JOPPA-MAGNOLIA MD 21085
HARFORD
CONTACT:
SOURCE: MDE

REV: 01/01/11
ID1: 403
ID2:
STATUS: STATE MASTER LIST
PHONE:

MD LAND RESTORATION PRORAM SITES

ALIAS:

PROGRAM DESIGNATION: STATE MASTER LIST

FACT SHEET LINK: No Fact Sheet Available.

ASSESSMENT ONGOING: No

REMEDICATION ONGIONG: No

WITHDRAWN: No

DETERMINATION ISSUED: No

CHLORINATED SOLVENTS IN GROUND WATER: No

PETROLEUM IN GROUND WATER: No

METALS IN GROUND WATER: No

PESTICIDES IN GROUND WATER: No

PCBs IN GROUND WATER: No

PAHs IN GROUND WATER: No

PCBs IN GROUND WATER: No

CHLORINATED SOLVENTS IN SOIL: No

PETROLEUM IN SOIL: No

METALS IN SOIL: No

PESTICIDES IN SOIL: No

PCBs IN SOIL: No

PAHs IN SOIL: No

CHLORINATED SOLVENTS IN SEDIMENT: No

PETROLEUM IN SEDIMENT: No

METALS IN SEDIMENT: No

PESTICIDES IN SEDIMENT: No

PCBs IN SEDIMENT: No

PAHs IN SEDIMENT: No

CHLORINATED SOLVENTS IN SURFACE WATER: No

PETROLEUM IN SURFACE WATER: No

METALS IN SURFACE WATER: No

PESTICIDES IN SURFACE WATER: No

PCBs IN SURFACE WATER: No

PAHs IN SURFACE WATER: No

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

RCRAGN

SEARCH ID: 3 **DIST/DIR:** 0.28 SW **ELEVATION:** 179 **MAP ID:** 10

NAME: COALE M K ENT INC
ADDRESS: 706 PHILADELPHIA ROAD
JOPPA MD 21085

REV: 3/10/11
ID1: MDD985423003
ID2:
STATUS: SGN
PHONE:

CONTACT:
SOURCE: EPA

SITE INFORMATION

CONTACT INFORMATION: MICHAEL COALE
706 PHILADELPHIA RD
JOPPA MD 21085

PHONE: 4106763666

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO
GENERATOR STATUS: SQG - SMALL QUANTITY GENERATOR; GENERATES 100 - 1000
KG/MONTH OF HAZARDOUS WASTE

NAIC INFORMATION

325612 - POLISH AND OTHER SANITATION GOOD MANUFACTURING

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

RCRAGN

SEARCH ID: 3 **DIST/DIR:** 0.28 SW **ELEVATION:** 179 **MAP ID:** 10

NAME: COALE M K ENT INC
ADDRESS: 706 PHILADELPHIA ROAD
JOPPA MD 21085

REV: 3/10/11
ID1: MDD985423003
ID2:
STATUS: SGN
PHONE:

CONTACT:
SOURCE: EPA

HAZARDOUS WASTE INFORMATION:

1,4-Dichlorobenzene
Benzene
Cadmium
Chromium
Tetrachloroethylene
Lead
Trichloroethylene
Chlorobenzene

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 26 **DIST/DIR:** 0.29 SW **ELEVATION:** 176 **MAP ID:** 11

NAME: EARL DELLS RESIDENCE
ADDRESS: 705 OLD PHILADELPHIA ROAD
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 98-0909HA
ID2: 98-0909HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE: YES
CLEANUP: YES
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-7-Soil Contamination Motor/Lube Oil
DATE OPEN: 10/24/1997
DATE CLOSED: 10/28/1997

SPILLS

SEARCH ID: 10 **DIST/DIR:** 0.29 NE **ELEVATION:** **MAP ID:** 12

NAME: PROPOSED WAWA STORE
ADDRESS: 1419 S MOUNTAIN RD
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 09-0041HA
ID2:
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

SPILL INFORMATION

STATUS: CLOSED
RELEASE: NO
CLEANUP: NO
SECTION: A-AST/SPILLS/INSPECTIONS
CODE DESCRIPTION: A-8-Other (Specify)
DATE OPEN: 7/18/2008
DATE CLOSED: 7/18/2008

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 37 **DIST/DIR:** 0.32 SE **ELEVATION:** 184 **MAP ID:** 13

NAME: LAWRENCE IVANAUSKAS
ADDRESS: 1003 PHILADELPHIA ROAD
JOPPA MD
HARFORD

REV: 01/30/03
ID1: 96-1943HA
ID2: 96-1943HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

EAK INFORMATION

STATUS: CLOSED
RELEASE:
CLEANUP:
CODE DESCRIPTION: Vehicle Accident

SPILLS

SEARCH ID: 9 **DIST/DIR:** 0.32 SE **ELEVATION:** 184 **MAP ID:** 13

NAME: LAWRENCE IVANAUSKAS
ADDRESS: 1003 PHILADELPHIA ROAD
JOPPA MD
HARFORD

REV: 06/01/10
ID1: 96-194311A
ID2:
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

SPILL INFORMATION

STATUS: CLOSED
RELEASE:
CLEANUP:
SECTION: A-AST/SPILLS/INSPECTIONS
CODE DESCRIPTION: A-2-Vehicle Accident
DATE OPEN: 4/15/1996
DATE CLOSED: 4/16/1996

Environmental FirstSearch
Site Detail Report

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 38 **DIST/DIR:** 0.39 SE **ELEVATION:** 104 **MAP ID:** 14

NAME: MANLEY REGAN CHEMICALS
ADDRESS: 1200 PAULS LANE
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 94-1614HA
ID2: 94-1614HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE:
CLEANUP:
SECTION:
CODE DESCRIPTION:
DATE OPEN: 12/17/1993
DATE CLOSED: 1/26/1994

UST

SEARCH ID: 14 **DIST/DIR:** 0.39 SE **ELEVATION:** 104 **MAP ID:** 14

NAME: MANLEY REGAN CHEMICALS
ADDRESS: 1200 PAULS LANE
JOPPA MD 21085

REV:
ID1: 6015070
ID2:
STATUS: REMOVED
PHONE:

CONTACT:
SOURCE: MDE

TANK DETAILS

TANK ID: 001 **CURRENT AGE:**
GALLONS: 250 **STATUS:** REMOVED
SUBSTANCE: HEATING OIL

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

RCRAGN

SEARCH ID: 4 **DIST/DIR:** 0.39 SE **ELEVATION:** 104 **MAP ID:** 14

NAME: MANLEY REGAN CHEM DIVUNITED CHEM
ADDRESS: 1200 PAULA LANE
JOPPA MD 21085

REV: 3/10/11
IDI: MDD980720452
ID2:
STATUS: TRANSPORTER
PHONE:

CONTACT:
SOURCE: EPA

SITE INFORMATION

CONTACT INFORMATION: BARBARA STEWART
1200 PAULA LANE
JOPPA MD 21085

PHONE: 7179447471

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA PERMIT: N - NO
GPRA POST CLOSURE: N - NO
GPRA CA: N - NO
GPRA COMPLIANCE MONITORING and ENFORCEMENT: N - NO

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO
SUBJCA TSD 3004: N - NO
SUBJCA NON TSD: N - NO

SIGNIFICANT NON-COMPLIANCE(SNC): N - NO
BEGINNING OF THE YEAR SNC: N - NO
PERMIT WORKLOAD: ----
CLOSURE WORKLOAD: ----
POST CLOSURE WORKLOAD: ----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----
CORRECTIVE ACTION WORKLOAD: N - NO
GENERATOR STATUS: N

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

UST

SEARCH ID: 15 **DIST/DIR:** 0.39 SE **ELEVATION:** 104 **MAP ID:** 14

NAME: MANLEY-REGAN CHEMICALS
ADDRESS: 1200 PAULS LANE
JOPPA MD 21085
HARFORD

REV: 03/23/11
ID1: 13632
ID2: 13632
STATUS: INACTIVE
PHONE:

CONTACT:
SOURCE: MDE

OWNER INFORMATION

OWNER ID NUMBER: 8678
OWNER NAME: Manley-Regan Chemicals
OWNER ADDRESS: P.O. Box 391
Middletown PA 17057
OWNER PHONE: (717) 944-7471
CONTACT: Fayne L. Sallada, Jr.

TANK INFORMATION

TANK ID: 1
TANK STATUS: Permanently Out of Use
TANK CAPACITY: 250
SUBSTANCE: Heating Oil
OPERATOR:
OPERATOR PHONE:

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 25 **DIST/DIR:** 0.45 SW **ELEVATION:** 142 **MAP ID:** 15

NAME: E and H SALES/SOUTHEND SHELL
ADDRESS: 618 PHILADELPHIA ROAD
ABERDEEN MD 21001
HARFORD

REV: 01/01/10
ID1: 93-1211HA
ID2: 93-1211HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE:
CLEANUP:
SECTION:
CODE DESCRIPTION:
DATE OPEN: 12/21/1992
DATE CLOSED: 10/27/2009

LUST

SEARCH ID: 46 **DIST/DIR:** 0.50 NE **ELEVATION:** 152 **MAP ID:** 16

NAME: TRINITY LUTHERAN CHURCH
ADDRESS: 1100 PHILADELPHIA ROAD
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 07-0400HA
ID2: 07-0400HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE: NO
CLEANUP: NO
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-9B-Tank Closure Commercial Heating Oil
DATE OPEN: 10/12/2006
DATE CLOSED: 2/2/2007

*Environmental FirstSearch
Site Detail Report*

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 45 **DIST/DIR:** 0.50 NE **ELEVATION:** 152 **MAP ID:** 16

NAME: TRINITY LUTHERAN CHURCH
ADDRESS: 1100 PHILADELPHIA ROAD
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 92-0706HA
ID2: 92-0706HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE:
CLEANUP:
SECTION:
CODE DESCRIPTION:
DATE OPEN: 9/19/1991
DATE CLOSED: 9/19/1991

*Environmental FirstSearch
Site Detail Report*

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

UST

SEARCH ID: 17 **DIST/DIR:** 0.50 NE **ELEVATION:** 152 **MAP ID:** 16

NAME: TRINITY LUTHERAN CHURCH
ADDRESS: 1100 PHILADELPHIA ROAD
JOPPA MD 21085

REV: 03/23/11
ID1: 6007137
ID2: 401
STATUS: INACTIVE
PHONE:

CONTACT:
SOURCE: MDE

OWNER INFORMATION

OWNER ID NUMBER: 293
OWNER NAME: Trinity Lutheran Church
OWNER ADDRESS: 1100 Philadelphia Road
Joppa MD 21085
OWNER PHONE: (410) 679-4000
CONTACT: Pastor John Abstin

TANK INFORMATION

TANK ID: 1
TANK STATUS: Permanently Out of Use
TANK CAPACITY: 10000
SUBSTANCE: Heating Oil
OPERATOR: Matt Marsiglia
OPERATOR PHONE: (410) 679-4000

TANK ID: 2
TANK STATUS: Permanently Out of Use
TANK CAPACITY: 1000
SUBSTANCE: Heating Oil
OPERATOR: Matt Marsiglia
OPERATOR PHONE: (410) 679-4000

Environmental FirstSearch
Site Detail Report

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 39 **DIST/DIR:** 0.61 SE **ELEVATION:** 97 **MAP ID:** 17

NAME: MARYLAND REDI-MIX
ADDRESS: 810 PULASKI HWY
JOPPA MD
HARFORD

REV: 06/01/10
ID1: 96-0215HA
ID2: 96-0215HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE:
CLEANUP:
SECTION:
CODE DESCRIPTION:
DATE OPEN: 7/28/1995
DATE CLOSED: 8/9/1995

LUST

SEARCH ID: 40 **DIST/DIR:** 0.61 SE **ELEVATION:** 100 **MAP ID:** 18

NAME: QUAKER STATE
ADDRESS: 818 PULASKI HWY
JOPPATOWNE MD 21085

REV: 06/01/10
ID1: 9-0860CE
ID2: 9-0860CE
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE:
CLEANUP:
SECTION:
CODE DESCRIPTION:
DATE OPEN: 11/18/1988
DATE CLOSED: 11/8/1988

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 20 **DIST/DIR:** 0.61 SE **ELEVATION:** 99 **MAP ID:** 19

NAME: CASE-MASON
ADDRESS: 816 PULASKI HWY
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 92-2044HA
ID2: 92-2044HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE: YES
CLEANUP: YES
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-9-Tank Closure Heating Oil
DATE OPEN: 3/9/1992
DATE CLOSED: 11/24/1998

LUST

SEARCH ID: 30 **DIST/DIR:** 0.62 SE **ELEVATION:** 94 **MAP ID:** 20

NAME: HOLTERS INC.
ADDRESS: 901 PULASKI HWY
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 02-1461HA
ID2: 02-1461HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE: YES
CLEANUP: YES
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-8-Tank Closure Motor/Lube Oil
DATE OPEN: 5/15/2002
DATE CLOSED: 6/27/2002

*Environmental FirstSearch
Site Detail Report*

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 19 **DIST/DIR:** 0.64 SW **ELEVATION:** 95 **MAP ID:** 21

NAME: BEAVER S AUTO WORKS
ADDRESS: 706 PULASKI HWY
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 90-1060HA
ID2: 90-1060HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE:
CLEANUP:
SECTION:
CODE DESCRIPTION:
DATE OPEN: 11/9/1989
DATE CLOSED: 3/9/1994

LUST

SEARCH ID: 34 **DIST/DIR:** 0.67 SE **ELEVATION:** 112 **MAP ID:** 22

NAME: JOPPA HARDWARE INC T/A ANDERSONS
ADDRESS: 900 PULASKI HWY
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 93-1758HA
ID2: 93-1758HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE: YES
CLEANUP: YES
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-8-Tank Closure Motor/Lube Oil
DATE OPEN: 3/11/1993
DATE CLOSED: 3/25/1999

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 31 **DIST/DIR:** 0.67 SE **ELEVATION:** 112 **MAP ID:** 22

NAME: JOHN ROBERTS
ADDRESS: 900 PULASKI HWY
HAVRE DE GRACE MD 21078
HARFORD
CONTACT:
SOURCE: MDE

REV: 06/01/10
ID1: 92-2196HA
ID2: 92-2196HA
STATUS: CLOSED
PHONE:

LEAK INFORMATION

STATUS: CLOSED
RELEASE: YES
CLEANUP: YES
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-3-Well/GW Contamination Motor/Lube Oil
DATE OPEN: 4/9/1992
DATE CLOSED: 3/2/2006

LUST

SEARCH ID: 21 **DIST/DIR:** 0.68 SE **ELEVATION:** 111 **MAP ID:** 23

NAME: CHEVRON ONE STOP SVC
ADDRESS: 903 PULASKI HWY
HAVRE DE GRACE MD 21078
HARFORD
CONTACT:
SOURCE: MDE

REV: 02/23/11
ID1: 90-0107HA
ID2: 90-0107HA
STATUS: OPEN
PHONE:

LEAK INFORMATION

STATUS: OPEN
RELEASE: YES
CLEANUP:
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-3-Well/GW Contamination Motor/Lube Oil
DATE OPEN: 7/20/1989
DATE CLOSED:

The Maryland Department of the Environment provides the most up to date info online at:
http://www.mde.state.md.us/programs/Land/OilControl/RemediationSites/Pages/Programs/LandPrograms/Oil_Control/RemediationSites/index.aspx

Environmental FirstSearch
Site Detail Report

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 18 **DIST/DIR:** 0.69 SW **ELEVATION:** 88 **MAP ID:** 24

NAME: AMOCO
ADDRESS: 602 PULASKI HWY
JOPPA MD 21085

REV: 06/01/10
ID1: 98-0710HA
ID2: 98-0710HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE: YES
CLEANUP: YES
SECTION: C-BELOW GROUND (PREVENTATIVE)
CODE DESCRIPTION: C-1-New Installation Motor/Lube Oil
DATE OPEN: 9/26/1997
DATE CLOSED: 10/1/2002

LUST

SEARCH ID: 27 **DIST/DIR:** 0.70 SW **ELEVATION:** 92 **MAP ID:** 25

NAME: GRAND PRIX AUTO
ADDRESS: 601 PULASKI HWY
JOPPA MD
HARFORD

REV: 06/01/10
ID1: 99-0645HA
ID2: 99-0645HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE: YES
CLEANUP: YES
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-8-Tank Closure Motor/Lube Oil
DATE OPEN: 9/11/1998
DATE CLOSED: 5/4/1999

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 41 **DIST/DIR:** 0.70 SW **ELEVATION:** 92 **MAP ID:** 25

NAME: SHEETZ 316
ADDRESS: 601 PULASKI HWY
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 02-0122HA
ID2: 02-0122HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE: NO
CLEANUP: NO
SECTION: C-BELOW GROUND (PREVENTATIVE)
CODE DESCRIPTION: C-1-New Installation Motor/Lube Oil
DATE OPEN: 7/25/2001
DATE CLOSED: 11/29/2001

LUST

SEARCH ID: 42 **DIST/DIR:** 0.70 SW **ELEVATION:** 92 **MAP ID:** 25

NAME: SHEETZ STORE 316
ADDRESS: 601 PULASKI HWY
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 06-0299HA
ID2: 06-0299HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE: YES
CLEANUP: YES
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-3-Well/GW Contamination Motor/Lube Oil
DATE OPEN: 10/5/2005
DATE CLOSED: 9/4/2007

Environmental FirstSearch
Site Detail Report

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 28 **DIST/DIR:** 0.70 SW **ELEVATION:** 92 **MAP ID:** 25

NAME: GUIDICE PROPERTY
ADDRESS: 601 PULASKI HWY
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 02-0121HA
ID2: 02-0121HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE: YES
CLEANUP: YES
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-8-Tank Closure Motor/Lube Oil
DATE OPEN: 7/25/2001
DATE CLOSED: 11/2/2001

LUST

SEARCH ID: 32 **DIST/DIR:** 0.70 SW **ELEVATION:** 84 **MAP ID:** 26

NAME: JOPPA AUTO TRANSMISSION
ADDRESS: 1108 JOPPA ROAD
JOPPA MD

REV: 06/01/10
ID1: 7-0801HA
ID2: 7-0801HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE:
CLEANUP:
SECTION:
CODE DESCRIPTION:
DATE OPEN: 10/29/1987
DATE CLOSED:

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

CERCLIS

SEARCH ID: 1 **DIST/DIR:** 0.72 SE **ELEVATION:** 107 **MAP ID:** 27

NAME: PULASKI MOTORS
ADDRESS: 1001 PULASKI HWY
JOPPA MD 21085

REV: 3/31/11
IDI: MDN000306159
ID2: 0306159
STATUS: NOT PROPOSED
PHONE:

CONTACT:
SOURCE: EPA

ACTION/QUALITY	AGENCY/RPS	START/RAA	END
discovery	EPA Fund-Financed		7/17/2002
preliminary assessment Low priority for further assessment	State, Fund Financed	3/5/2005	12/8/2005

DESCRIPTION:

In 1985, a student at Towson University noticed several empty 5-gallon containers labeled Paraquat behind a transmission ship in the 1000 block of Pulaski Highway. The empty containers were found near a marsh behing the automotive repair shop. The student who reported the incident noticed a dramatic decrease in fish and aquatic vegetation in nearby Foster Branch during his year of study of the creek. The Paraquat, which was reportedly used to

LUST

SEARCH ID: 35 **DIST/DIR:** 0.75 SE **ELEVATION:** 122 **MAP ID:** 28

NAME: JOPPA RV CENTER
ADDRESS: 1002 PULASKI HWY
JOPPA MD 21085
HA

REV: 06/01/10
IDI: 90-0740HA
ID2: 90-0740HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE: YES
CLEANUP: YES
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-8-Tank Closure Motor/Lube Oil
DATE OPEN: 10/12/1989
DATE CLOSED: 2/10/2000

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 43 **DIST/DIR:** 0.75 SE **ELEVATION:** 146 **MAP ID:** 29

NAME: SIGN DESIGN, INC.
ADDRESS: 1103 CLAYTON
JOPPATOWN MD 21085

REV: 06/01/10
ID1: 9-0727HA
ID2: 9-0727HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE:
CLEANUP:
SECTION:
CODE DESCRIPTION:
DATE OPEN: 11/29/1988
DATE CLOSED: 12/15/1988

LUST

SEARCH ID: 23 **DIST/DIR:** 0.75 SE **ELEVATION:** 122 **MAP ID:** 30

NAME: COMPLAINT
ADDRESS: 1008 PULASKI HWY
JOPPA MD 21085
HARFORD

REV: 06/01/10
ID1: 02-1270HA
ID2: 02-1270HA
STATUS: CLOSED
PHONE:

CONTACT:
SOURCE: MDE

LEAK INFORMATION

STATUS: CLOSED
RELEASE: NO
CLEANUP: NO
SECTION: B-BELOW GROUND (RELEASE)
CODE DESCRIPTION: B-10-Other Motor/Lube Oil
DATE OPEN: 4/5/2002
DATE CLOSED: 4/22/2002

**Environmental FirstSearch
Site Detail Report**

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

LUST

SEARCH ID: 36 **DIST/DIR:** 0.75 SE **ELEVATION:** 122 **MAP ID:** 3I

NAME: KEN S TRANSMISSION
ADDRESS: 1001 PULASKI HWY
JOPPA MD 21085
HARFORD
CONTACT:
SOURCE: MDE

REV: 06/01/10
ID1: 92-0156HA
ID2: 92-0156HA
STATUS: CLOSED
PHONE:

LEAK INFORMATION

STATUS: CLOSED
RELEASE:
CLEANUP:
SECTION:
CODE DESCRIPTION:
DATE OPEN: 7/10/1991
DATE CLOSED: 11/13/1991

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP - No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W - Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

CONNECTICUT HAZARDOUS WASTE MANIFEST - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records.

MASSACHUSETTES HAZARDOUS WASTE GENERATOR - database of generators that are regulated under the MA DEP.

VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.

SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.

LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.
BUREAU OF INDIAN AFFAIRS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: MDE VOLUNTARY CLEANUP PROGRAM & STATE MASTER LIST - The Maryland Department of the Environment (MDE) Voluntary Cleanup Program site listing and the Environmental Restoration & Redevelopment Program State Master List

State Spills 90: MDE DATABASE OF SPILL CASES – This list is derived from the MDE's Oil Control Program spill listing. The listing contains OCP sites that did not occur below ground and did not originate from an aboveground storage tank leak.

State/Tribal SWL: MDE SOLID WASTE ACCEPTANCE (SWA) FACILITIES - All permitted solid waste acceptance facilities such as municipal landfills, rubble landfills, land clearing debris landfills, industrial landfills, incinerators, medical waste incinerators, special medical waste processing facilities, processing facilities, waste-to-energy facilities and incinerators, and transfer stations.

State/Tribal LUST: MDE DATABASE OF SPILL CASES – This list is derived from the MDE's Oil Control Program spill listing. The listing contains OCP sites that occurred below ground, from an aboveground storage tank leak, or have a blank status on the OCP listing.

State/Tribal UST/AST: MDE REGISTERED UNDERGROUND STORAGE TANK DATABASE - Database of registered storage tanks

State/Tribal VCP: MDE VOLUNTARY CLEANUP PROGRAM - The Maryland Department of the Environment (MDE) Voluntary Cleanup Program site listing

State/Tribal Brownfields: MDEQ BROWNFIELD LISTING - Sites that are listed as a brownfield site on The Maryland Department of the Environment's (MDE) Internet Mapping Center.

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Other: US DOJ NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPAMA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior

Updated annually

State/Tribal Sites: MDE MDE's Maryland Brownfields and Voluntary Cleanup Programs

Updated annually

State Spills 90: MDE MDE's Oil Control Program

Updated annually

State/Tribal SWL: MDE MDE's Solid Waste Program (SWP)

Updated annually

State/Tribal LUST: MDE MDE's Oil Control Program

Updated annually

State/Tribal UST/AST: MDE MDE's Oil Control Program

Updated annually

State/Tribal VCP: MDE MDE's Maryland Brownfields and Voluntary Cleanup Programs

Updated annually

State/Tribal Brownfields: MDEQ

Updated

RADON: NTIS Environmental Protection Agency, National Technical Information Services

Updated periodically

State Other: US DOJ U.S. Department of Justice

Updated when available

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 804 PHILADELPHIA ROAD
JOPPA MD 21085

JOB: 110417

Street Name	Dist/Dir	Street Name	Dist/Dir
I-95	0.24 NE		
Mountain Rd	0.24 NE		
Old Mountain Rd S	0.13 NE		
Pauls Ln	0.12 SW		
Philadelphia Rd	0.11 SE		
State Highway 152	0.24 NE		
State Highway 7	0.11 SE		



Environmental FirstSearch
 1 Mile Radius
 ASTM Map: NPL, RCRACOR, STATE Sites



804 PHILADELPHIA ROAD, JOPPA MD 21085



Source: 2005 U.S. Census TIGER Files

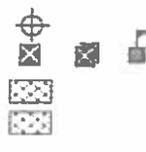
Target Site (Latitude 39.438562 Longitude -76.35065)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand

Railroads



Black Rings Represent 1/4 Mile Radius, Red Ring Represents 500 ft. Radius



Environmental FirstSearch
 .5 Mile Radius
 ASTM Map: CERCLIS, RCRATSD, LUST, SWL

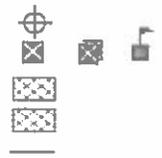


804 PHILADELPHIA ROAD, JOPPA MD 21085



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 39.438562 Longitude: -76.35065)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft Radius



Environmental FirstSearch
 .25 Mile Radius
 ASTM Map: RCRA GEN, ERNS, UST



804 PHILADELPHIA ROAD, JOPPA MD 21085



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 39.438562 Longitude: -76.35065) 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
- Triballand 
- Railroads 

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

.33 Mile Radius

Non-ASTM Map: Spills 90, Other



804 PHILADELPHIA ROAD, JOPPA MD 21085



Source: 2005 U.S. Census TIGER Files

Target Site (Latitude: 39.438562 Longitude: -76.35065)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand

National Historic Sites and Landmark Sites

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

