



# JOHN D. HYNES & ASSOCIATES, INC.

*Geotechnical and Environmental Consultants  
Monitoring Well Installation  
Construction Inspection and Materials Testing*

February 16, 2018

Mr. Michael Lucas  
Queenstown Bank  
7101 Main Street  
Queenstown, Maryland 21658

Re: Report of Phase I Environmental Site Assessment Services  
Tilghman Island Inn Property  
Tilghman, Maryland  
Project No.: JDH-10/18/133

Dear Mr. Lucas:

John D. Hynes & Associates is pleased to present this Phase I Environmental Site Assessment report for the above referenced property. The services were performed in accordance with our proposal dated January 26, 2018. The report follows industry accepted format and practices for the completion of environmental site assessments.

In consideration of the information obtained to date through performance of the Phase I Environmental Site Assessment described in the scope of service above, John D. Hynes & Associates, Inc. did not identify any Recognized Environmental Condition (REC) associated with the subject property. RECs are defined as *the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under condition indicative of a release to the environments; or 3) under conditions that pose a material threat of a future release to the environment*. The term REC is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

Hynes & Associates identified the following potential RECs:

1. Deed records indicate that four above ground storage tanks were previously located on the property. The tanks, each of which may have contained up to 10,000 gallons of oil, were shown on a 1957 plat to be located in the northwest portion of the property. There were no records indicating whether there were any leaks or spills associated with the tanks.

To evaluate whether the subsurface has been impacted in the area of the former tanks, Hynes & Associates recommends completion of a subsurface evaluation to check for the presence of petroleum contamination. In addition, we recommend that a GPR survey be completed in the area around the former tanks to evaluate for remnant underground piping that may have been associated with the tanks.

2. Deed records indicate that in 1933, a perpetual easement was granted to the United States of America to deposit Knapps Narrows channel dredge material on the property. Reviewed records did not indicate whether dredge spoils were ever deposited on the property. However, based on information contained in an October 1999 engineering report completed during the abandonment of two onsite fuel tanks, the "sub-grade in this location was built up with dredged material". If dredge spoils were deposited on the property, contaminants, such as heavy metals, may be present in the surface and subsurface soils.



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To evaluate for the presence of contamination, Hynes & Associates recommends completion of a surface and subsurface evaluation on the property to check for the presence of contaminants that are typically associated with dredge spoils. Based on the findings, further evaluation may be recommended.

Also, because the easement may be in force, Hynes & Associates recommends that you seek legal council to advise you regarding the easement. It is possible that the easement may impact future site development.

3. Deed records from the 1950's refer to the property as the "Fertilizer Plant Lot". At the time, the property was owned by the Tilghman Packing Co. Since the Tilghman Packing Co. was a seafood processing facility, it is possible that the fertilizer plant processed waste seafood, such as shells, that was converted into fertilizer. It is unknown whether the fertilizer was amended with chemicals, such as pesticides and herbicides. If chemicals were used at the facility, those contaminants could be present in the subsurface.

To evaluate for the presence of contamination, Hynes & Associates recommends completion of a subsurface evaluation around the former fertilizer plant structure to check for the presence of pesticides and herbicides. Based on the findings, further evaluation may be recommended.

Records provided by the Maryland Department of the Environment (MDE) indicate that two, 4,000 gallon fuel tanks (diesel and gasoline) were abandoned in place on the property during September 1999. Based on the provided records, the tanks, which are located adjacent to the swimming pool, were filled with concrete. Laboratory analytical data indicated the presence of low levels of petroleum related contamination in the soils adjacent to the tanks. In consideration of the approved tank abandonment and low levels of petroleum contamination, MDE closed the case file on February 9, 2000.

It is the opinion of Hynes & Associates that the presence of the properly abandoned fuel tanks on the property does not meet the definition of an REC. The tank abandonment and site conditions met the then current (and current) MDE case closure requirements. However, since the tanks remain in place, the tanks may be an obstruction to any future property redevelopment. Care should be exercised during any excavation activities in the area of the tanks.



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Hynes & Associates appreciates the opportunity to be of service to you. If you have any questions regarding this report or if we may be of further assistance, please contact our office.

Respectfully,  
JOHN D. HYNES & ASSOCIATES, INC.

Dee F. McVeigh  
Environmental Staff

Richard D. Rhoads  
Project Manager

John D. Hynes  
President

DFM: RDR: JDH/jsl



**REPORT OF  
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**TILGHMAN ISLAND INN PROPERTY  
TILGHMAN, MARYLAND**

**PREPARED FOR  
QUEENSTOWN BANK**

**FEBRUARY 16, 2018  
PROJECT NO.: JDH-10/18/133**





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## **1.0 INTRODUCTION**

### **1.1 Purpose**

The purpose of this Phase I environmental site assessment was to observe the existing conditions at the Tilghman Island Inn project site for indications of potential environmental problems. The site is located at 21384 Coopertown Road in Tilghman, Maryland. A site visit was performed to look for the mishandling of any potentially harmful substances, to note the dumping or leakage of substances which may be considered hazardous or potential contaminants, and to look for the migration of potential contaminants at the site (via drainage swales, storm drains, etc.).

The scope of services included contacting local and State agencies to request information regarding items of potential environmental concern at the subject property. A review of State and Federal databases was performed for information on potential environmental problems pertaining to the subject property and nearby sites. Available municipal records, historical aerial photographs, and topographic maps were reviewed to consider the historical property use and the potential environmental impact those previous property owners or former site operations may have had on the site.

### **1.2 Limitations and Exceptions of Assessment**

This Phase I environmental site assessment was performed for the exclusive use of Queenstown Bank, and their assigned agents. This assessment was performed in accordance with ASTM Standards E 1527-13 and generally accepted environmental practices. This report should in no way be construed as a recommendation to purchase, not purchase, or develop the referenced site.

Our conclusions and recommendations are based upon information provided to us by others and our site observations. We are not responsible for the accuracy of the data provided by others.

The Federal and State database search service performed for this Phase I environmental site assessment was contracted to *Environmental Data Resources (EDR)* of Shelton, Connecticut. EDR is responsible for the accuracy of the search results. We note that the listing of identified facilities was developed using data currently available from EDR, and that some reported business locations may not be current.

During the course of the assessment, a history of the subject property was researched back to 1933. There were data gaps greater than 5 years between some of the historical resources. It is the opinion of Hynes & Associates that these data gaps are not likely to affect the findings of this assessment.

Our findings and conclusions are based solely on our site reconnaissance and the information obtained throughout the course of this assessment. Our observations are based upon conditions readily visible at the site at the time of the site visit. This study did not include the evaluation of conditions other than those specifically addressed in Section 1.1 of this report, such as a subsurface evaluation, or a wetlands delineation.





## **2.0 SITE LOCATION AND USES**

### **2.1 Location and Property Description**

The subject property is located at 21384 Coopertown Road in Tilghman, Maryland. The Talbot County Real Property Data indicates the site is shown on Map 044A, Parcel 343. The property encompasses approximately 5.020 acres and is developed with the Tilghman Island Inn. The Tilghman Island Inn consists of a 20 unit motel with 20 boat slips and a restaurant. The facility is currently closed and is unoccupied. The *Project Location Map: Drawing JDH-10/18/133-A* illustrates the general project location. The *Project Site Plan: Drawing JDH-10/18/133-B* shows the subject property and vicinity properties.

### **2.2 Site and Vicinity Characteristics**

The subject property is a waterfront parcel located in an area of primarily residential and marina land use. The subject property is developed with the Tilghman Island Inn which, according to the current owner, has been closed for approximately one year. Residential properties are located to the east and west of the subject property along Coopertown Road. Marinas are located on the adjacent waterfront properties. Vacant land is located to the north, across the Knapp Narrows waterway and to the south, across Coopertown Road.

The 1992 Tilghman 7.5-minute topographic quadrangle, published by the U. S. Geological Survey (USGS), depicts the subject property at an approximate Elevation of 5 feet. A copy of the topographic map is included in Appendix 7.11.

### **2.3 Description of Structures, Roads, and Other Improvements**

The subject property is developed with the Tilghman Island Inn. The facility includes a 20 unit motel, 20 boat slips, a swimming pool, tennis court, restaurant and parking area. The restaurant and motel encompasses approximately 12,000 square feet. The swimming pool and tennis court encompass approximately 9,000 square feet. The majority of the property is covered with landscaping. A gravel ingress and egress driveway connects to Coopertown Road. There is an easement on the property that is used by Talbot County for the operation and maintenance of a sewage pumping station.

### **2.4 Owner/User Provided Information**

The Queenstown Bank is the Owner of the subject property. An owner/occupant questionnaire was sent to Mr. Jim Shaw, Chief Financial Officer, SVP of Queenstown Bank, on January 31, 2018. Mr. Shaw was, also, interviewed via telephone to provide additional information regarding the subject property. In our telephone interview, Mr. Shaw indicated that Queenstown Bank had recently taken over the property. His knowledge of the property and history of the site is very limited. Contact information for the former Owner was not available. Mr. Shaw estimates that the facility has been closed for business for approximately one year. Regarding the questionnaire, we note that only questions 24 and 26b. were answered in the affirmative. Question 24 pertains to the value of the property. Mr. Shaw indicated that the purchase price of the property reasonably reflects the fair market value of the property. Question 26b. asks if the past uses of the property are known. Mr. Shaw indicated in the comment section of Question 2a. and in our telephone conversation, that the site was previously used as seafood packing plant. Mr. Shaw answered Questions 2a., 2b., 3b., 10a., 11a., 13a., 15, 16a., 16b., 16c., 16d., 19a., 19b., 21, 22 and 26a. as "unknown". All other questions were answered "No". A copy of the completed questionnaire is included as Appendix 7.3.



## **2.5 Current Uses of the Property**

The subject property is developed with the Tilghman Island Inn. The facility consists of a 20 unit motel with 20 boat slips and a restaurant. According to Mr. Shaw of the Queenstown Bank, the facility has been closed for approximately one year.

## **2.6 Past Uses of the Subject Property**

The current owner believes the property was previously used as a seafood packing plant. Information found in historical records indicate that the subject property was previously used as a fertilizer plant that was part of the Tilghman Packing Company. We note that the fertilizer plant may have been used to grind shells from the processed seafood.

## **2.7 Current Uses of Adjoining Properties**

The current adjoining property uses were observed as follows:

North: Vacant land, across Knapps Narrows waterway.  
East: Commercial and residential.  
South: Vacant land.  
West: Commercial and residential.

This information was obtained during our site visit to the subject property and by using internet resources. Refer to the "Site Plan" in the Appendix for additional information.

## **3.0 RECORDS REVIEW**

### **3.1 Aerial Photographs**

A review of historical aerial photographs, available from EDR, was performed. Aerial photographs are provided in Appendix 7.5. The following aerial photographs were reviewed: 1960, 1969, 1970, 1973, 1980, 1989, 1994, 1998, 2007, 2011, and 2015.

**1960, 1969 and 1970:** The subject property appears to be developed with one structure. The structure is in the approximately same general location as the current Inn. Observations of the adjoining properties are as follows:

North: Vacant land is visible, across Knapps Narrows waterway.  
East: One structure is visible.  
South: Vacant land is visible.  
West: One structure is visible.

**1973:** The subject property appears to be the same as in the 1970 aerial photograph discussion. Observations of the adjoining properties are as follows:

North: Vacant land is visible, across Knapps Narrows waterway.  
East: Two structures are visible.  
South: Vacant land is visible.  
West: Several structures and earth moving activities are visible.





**1980:** The subject property appears to be the same as in the 1970 aerial photograph discussion. Observations of the adjoining properties are as follows:

North: Vacant land is visible, across Knapps Narrows waterway.  
East: Two structures are visible.  
South: Vacant land is visible.  
West: One structure and a marina basin are visible.

**1989:** The subject property appears to be developed as it is today. One structure with a pool and tennis court are visible. Parking areas are, also, shown in the photo. Observations of the adjoining properties are as follows:

North: Vacant land is visible, across Knapps Narrows waterway.  
East: Three structures are visible.  
South: Vacant land is visible.  
West: One structure and a marina basin are visible.

**1994 and 1998:** The subject property appears to be the same as in the 1989 aerial photograph discussion. The pump station that is operated by Talbot County, is visible. Observations of the adjoining properties are as follows:

North: Vacant land is visible, across Knapps Narrows waterway.  
East: Three structures are visible.  
South: Vacant land is visible.  
West: Two structures and a marina basin are visible.

**2007, 2011 and 2015:** The subject property is generally the same as described in the 1989 aerial photograph discussion. Observations of the adjoining properties are as follows:

North: Vacant land is visible, across Knapps Narrows waterway.  
East: Three structures are visible.  
South: Vacant land is visible.  
West: Six structures and a marina basin are visible.

Refer to the aerial photographs that are included in Appendix 7.5 for a better understanding of the descriptions presented in this section. The photographs are presented in the same order as the above discussion. Note that the EDR summary page lists the photographs most recent to oldest.

### **3.2 Fire Insurance Maps**

A search of Sanborn Fire Insurance Maps was performed by EDR for the vicinity of the project site in Tilghman, Maryland. EDR reported that Sanborn Fire Insurance Maps were not available for the subject property. Information regarding Sanborn Maps and EDR is included in the noted Appendix 7.7.

### **3.3 Topographic Maps**

A review of historical topographic maps, available from the USGS, was completed. The following topographic maps were reviewed: Tilghman 7.5-minute topographic quadrangle for the years 1942, 1974, 1988 and 1992. We note that the 1974 map is a minor revision to the 1942 map, and the 1992 map is a minor revision to the 1988 map. Copies of the topographic maps are included in Appendix 7.11.



**1942 and 1974:** The subject property is undeveloped. The area surrounding the subject property is undeveloped with sparse development located to the east. A portion of Coopertown Road appears to be mapped as an unimproved dirt road.

**1988 and 1992:** One structure is shown on the subject property in the same general location as the current structure. Coopertown Road is visible. A marina basin to the west is visible. There are approximately three structures to the east. The property to the south is undeveloped.

The subject property is shown at an approximate Elevation of 5 feet. Site topography is generally flat.

### **3.4 Land Title Records**

Chain of title research for the property was performed by a Hynes & Associates environmental staff member. Property deeds were obtained from the Maryland Land Records website (mdlandrec.net). The current owner of the subject property is listed as Tilghman Island Inn II, LLC. Review of reasonable obtainable deed records back to 1933 provided information to suggest that potential recognized environmental conditions are present on the subject property.

A Quit Claim Deed dated October 12, 1976 (Liber 506, page 320) refers to a deed of easement granted to the United States of America by Nora Jones dated November 16, 1933 (Liber No. 232, folio 556) for “the disposal of dredged material” from Knapps Narrows. The easement refers to the “perpetual right and privilege to deposit on the hereinafter described tract of land”. In a deed dated June 6, 1968 (Liber No. 428 Page 340), the subject property is referred to as the “Fertilizer Plant Lot”, and was part of the Tilghman Packing Company holdings. A deed dated November 26, 1947 (Liber No. 275 Folio 143) refers to the installation and maintenance of four 10,000 gallon oil tanks to be used for the storage of oil.

Deeds associated with the subject property are included in Appendix 7.4.

### **3.5 Property Tax Files**

The Talbot County assessment and tax files pertaining to the subject property were reviewed on-line via the Maryland Department of Assessments and Taxation (sdat.dat.maryland.gov/RealProperty) to see if assessment records indicate cause for environmental concern. There was no environmentally pertinent information listed with respect to the subject property.

### **3.6 Freedom of Information Act Request**

A Freedom of Information Act (FOIA) request was forwarded to the Maryland Department of the Environment (MDE), and the Talbot County Health Department requesting information pertaining to the subject property. A copy of the FOIA requests are included in Appendix 7.8 *FOIA Request/Responses*.

A response to our request was received from the Talbot County Health Department. The Talbot County Health Department provided copies of a Water Appropriation and Use Permit (No. TA1993G004(02)) and a well completion report (Permit No. TA-88-135).

The MDE Land and Materials Administration provided documents regarding the closure of two underground storage tanks. The documents included a Certificate of Closure, issued to Tilghman Island Inn Condo Assoc Inc., dated March 1, 2000, for two 4,000 gallon underground gasoline storage tanks. The documents, also, include a closure report which indicates that the tanks were filled with concrete and abandoned in place due to





their close proximity to the swimming pool. The report indicates that there were no leaks associated with the tanks and that the domestic well was free from contamination. Soil and groundwater samples were taken from around the tanks and tested prior to closure. The results are provided in the documents from MDE. The report indicates low level of contamination in soil next to the tanks. An MDE "Report of Observation" dated January 31, 2000 states, "this site is in compliance with COMAR 26.10 and the case will be closed".

The MDE documents, also, include a report from Jerome Shuman, Consulting Engineers, Inc., dated October 1, 1999. The report indicates that the sub-grade in area of the underground tanks was "built up with dredged material consisting primarily of dredged sediment".

### 3.7 State and Federal Environmental Records

In accordance with ASTM E1527-13, Federal and Maryland environmental databases were searched by EDR for records pertaining to the subject property and vicinity. A copy of the *EDR Report* is included in Appendix 7.7. The Federal searched databases include: U.S. EPA National Priority List (NPL); U.S. EPA Proposed National Priority List (Proposed NPL); Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS); CERCLIS-no further remedial action planned (CERC-NFRAP); U.S. EPA RCRA Corrective Action Report (CORRACTS); Resource Conservation and Recovery Information Systems (RCRA-TSDF, RCRA-LQG, RCRA-SQG); and Emergency Response Notification System of Spills (ERNS). The following State databases were searched: Maryland Hazardous Substance Release Sites (SHWS); Maryland Solid Waste Facilities (SWF/LF); Maryland Recyclers Directory (SWRCY); Maryland Leaking UST Project Listing (LUST); Maryland UST Database (UST); Maryland Oil Control Program Cases (MD OCPCASES); Maryland Voluntary Cleanup Program Sites (VCP); Maryland Certified Brownfields (BROWNFIELDS). It should be noted that the UST databases only include registered tanks.

The subject property was identified in three databases searched by EDR. A total of 23 records were identified by EDR. A copy of the EDR database search findings are presented as Appendix 7.7. A summary of the database listings in closest proximity to the subject property is presented in the table below.

Facility	Approximate Orientation Relative to Subject Property	Database(s)	Recognized Environmental Concern (REC)
Tilghman Island Inn <sup>(1)</sup> 21384 Coopertown Road	Target Property	OCPCASES, UST, FINANCIAL ASSURANCE	Potential
David Crow's Storage Yard 21472 Willey Road	526 feet east	OCPCASES	No
Roland Haddaway Residence 21471 Coopertown Road	838 feet southeast	OCPCASES	No
Covington's Garage & Supply 6066 Tilghman Island Road	934 feet east, southeast	OCPCASES, UST, Financial Assurance	No

<sup>(1)</sup>The EDR Report lists the site as Tilghman Island Inn Condo Assoc Inc and Tilghman Inn/Knapps Narrows.





The Tilghman Island Inn (target property) is listed within three databases. The property is listed in the OCPCASES database. The EDR report shows two facility ID numbers. Facility ID 00-0623TA is listed as Closed/Tank Closure – Motor/Lube Oil with a closure date of 02/09/2000. A release and cleanup were reported. Facility ID 9-0987TA is listed under Tilghman Inn/Knapps Narrows and is listed as Closed. The nature of the listing was not specified. The date closed is listed as 02/06/1989. A release and cleanup were not reported. The EDR report indicates that the site is, also, listed in the MD Financial Assurance database and Underground Storage Tank (UST) database under Tilghman Island Inn Condo. Assoc. Inc. Two 4,000 gallon gasoline tanks are listed as “permanently out of use”. The report indicates both tanks were installed on 01/01/1971.

David Crow’s Storage Yard is listed within the OCPCASES database. Based on the distance and direction from the subject property, the facility is not considered a REC.

Roland Haddaway Residence is listed within the OCPCASES database. Based on the distance and direction from the subject property, the facility is not considered a REC.

The Covington’s Garage & Supply is listed within three databases (OCPCASES, UST, and Financial Assurance). The property is listed in the OCPCASES database. Based on the distance and direction from the subject property, the facility is not considered a REC.

#### **4.0 INFORMATION FROM SITE RECONNAISSANCE**

On January 30, 2018, a Hynes & Associates environmental staff member visited the subject property to observe the existing conditions at the property. Photographs of the property and surrounding properties are included as Appendix 7.11. The location and orientation of the photographs are noted in the *Photograph Location Sketches - 10/18/133-C*.

The subject property is a waterfront site located on Knapps Narrows waterway and is developed with the Tilghman Island Inn. The facility includes a 20-unit motel, 20 boat slips, a swimming pool, a tennis court, a restaurant and parking areas. Development is generally located on the waterfront portion of the site with approximately fifty percent of the property being lawn area adjacent to Coopertown Road. Hynes & Associates completed a reconnaissance inside the facility and observed conditions around the facility structure.

Photograph 1 is a view of the front (south) side of the facility. Photograph 2 depicts two concrete risers with concrete lids that may be associated with a former septic system. A “porch” area to the west of the front door is depicted in Photograph 3. The area contains heating/cooling equipment, and storage of various items including cleaning chemicals and water treatment chemicals. Photograph 4 depicts the dock area where three fuel pumps were noted on the plan prepared by McCrone entitled “The Tilghman Island Inn Condominium” and dated October 23, 1984. Photograph 5 depicts the utilities and a storage shed located on the west side of the structure. A mound of soil shown in Photograph 6 is located along the west side of the property. The mound may be associated with construction of the parking area. Photograph 7 depicts discarded brick and concrete located in the northwest corner of the property. Photograph 8 depicts the walkway leading to the waterfront (north) entrance to the facility. Photograph 9 depicts a concrete slab along the west side of the property that was constructed as a pad for a trash dumpster.

The facility includes 20 hotel units, a lobby, lounge, offices, and a restaurant. The east side of the facility contains 20 hotel units. There are 10 second floor units accessed by an interior hallway and 10 first floor units with individual exterior, at grade access. The west side of the facility contains the kitchen and restaurant area. A lobby, office space and lounge are located generally in the center of the facility and can be accessed from the





south (Coopertown Road) side or the north (waterfront) side of the property. An attic area above the restaurant is located on the west side of the building and provides some storage. The attic, also, contains a water heater and water treatment chemicals. Photograph 10 depicts cleaning supplies in the kitchen.

The property is heated with electric heat pumps. It is serviced by the Talbot County public sewer service and a private well on site which is depicted in Photograph 11. The Talbot County pumping station is depicted in Photograph 12.

In addition to observing conditions on the property, Hynes & Associates observed conditions on the adjoining properties. Photograph 13 depicts residential development that is to the west of the property. Photograph 14 depicts residential development east of the property. Photograph 15 depicts vacant land located north of the subject property, across Knapps Narrows.

#### **4.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses**

Petroleum products and potentially hazardous substances in connection with identified uses were not observed inside or outside the facility.

#### **4.2 Storage Tanks**

Storage tanks were not observed during the site visit. Historic records indicate that two, 4,000 gallon underground storage tanks were abandoned in-place adjacent to the swimming pool. The tanks were left in place and were filled with concrete. Records, also, indicate that four aboveground tanks were previously located on the property.

#### **4.3 Odors**

Odors were not noted on the subject property during the site visit.

#### **4.4 Pools of Liquid**

Pools of liquid were not observed during the site reconnaissance.

#### **4.5 Drums**

Drums were not observed during the site visit.

#### **4.6 Hazardous Substances and Petroleum Products Not Necessarily in Connection with Identified Uses**

Unidentified hazardous substances and/or petroleum products were not observed on the subject property during the site reconnaissance.

#### **4.7 Unidentified Substance Containers**

Unidentified substance containers were not observed on the subject property during the site reconnaissance.



#### **4.8 Polychlorinated Biphenyls (PCBs)**

Indication of PCB containing equipment was not noted during the site reconnaissance.

#### **4.9 Heating/Cooling**

Heating/cooling equipment is located adjacent to the facility building and within the attic area. The building is heated using propane gas and electric heat pumps.

#### **4.10 Stains or Corrosion**

Evidence of staining was not observed on the subject property during the site reconnaissance.

#### **4.11 Drains and Sumps**

Floor drains were not noted in the facility.

#### **4.12 Pits, Ponds, and Lagoons**

Pits, ponds, and lagoons were not observed on the subject property during the site reconnaissance.

#### **4.13 Stained Soil or Pavement**

Stained soil or pavement was not observed on the subject property.

#### **4.14 Stressed Vegetation**

Stressed vegetation was not observed on the subject property during the site reconnaissance.

#### **4.15 Solid Waste**

Solid waste was not observed on the subject property.

#### **4.16 Wastewater**

Wastewater was not observed on the subject property during the site reconnaissance. A pumping station associated with the Talbot County Wastewater System is located on the site.

#### **4.17 Wells**

One well was observed on the subject property. The well is used for potable water. The facility has a water appropriation and use permit from the State of Maryland which expired on April 1, 2017.

#### **4.18 Septic Systems**

A grease trap or septic tank was observed on the property. Water fluids discharge to the public sanitary sewer system.





## 5.0 FINDINGS AND CONCLUSIONS

In consideration of the information obtained to date through performance of the Phase I Environmental Site Assessment described in the scope of service above, John D. Hynes & Associates, Inc. did not identify any Recognized Environmental Condition (REC) associated with the subject property. RECs are defined as *the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment*. The term REC is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

1. Deed records indicate that four above ground storage tanks were previously located on the property. The tanks, each of which may have contained up to 10,000 gallons of oil, were shown on a 1957 plat to be located in the northwest portion of the property. There were no records indicating whether there were any leaks or spills associated with the tanks.
2. Deed records indicate that in 1933, a perpetual easement was granted to the United States of America to deposit Knapps Narrows channel dredge material on the property. Reviewed records did not indicate whether dredge spoils were ever deposited on the property. However, based on information contained in an October 1999 engineering report completed during the abandonment of two onsite fuel tanks, the "sub-grade in this location was built up with dredged material". If dredge spoils were deposited on the property, contaminants, such as heavy metals, may be present in the surface and subsurface soils.
3. Deed records from the 1950's refer to the property as the "Fertilizer Plant Lot". At the time, the property was owned by the Tilghman Packing Co. Since the Tilghman Packing Co. was a seafood processing facility, it is possible that the fertilizer plant processed waste seafood, such as shells, that was converted into fertilizer. It is unknown whether the fertilizer was amended with chemicals, such as pesticides and herbicides. If chemicals were used at the facility, those contaminants could be present in the subsurface.

Records provided by the Maryland Department of the Environment (MDE) indicate that two, 4,000 gallon fuel tanks (diesel and gasoline) were abandoned in place on the property during September 1999. Based on the provided records, the tanks, which are located adjacent to the swimming pool, were filled with concrete. Laboratory analytical data indicated the presence of low levels of petroleum related contamination in the soils adjacent to the tanks. In consideration of the approved tank abandonment and low levels of petroleum contamination, MDE closed the case file on February 9, 2000.

It is the opinion of Hynes & Associates that the presence of the properly abandoned fuel tanks on the property does not meet the definition of an REC. The tank abandonment and site conditions met the then current (and current) MDE case closure requirements. However, since the tanks remain in place, the tanks may be an obstruction to any future property redevelopment. Care should be exercised during any excavation activities in the area of the tanks.



## **6.0 SIGNATURES OF ENVIRONMENTAL PROJECT STAFF**

This report includes the findings and conclusions of the Phase I environmental site assessment performed by Hynes & Associates for the subject property, as observed, researched, and reviewed by the following:

Dee F. McVeigh  
Environmental Staff

Richard D. Rhoads  
Project Manager

John D. Hynes  
President

## **7.0 APPENDICES**

- 7.1 Project Location Map**
- 7.2 Site Plan**
- 7.3 ASTM Transaction Screen Questionnaire**
- 7.4 Property Deeds**
- 7.5 Aerial Photographs**
- 7.6 Fire Insurance Maps**
- 7.7 EDR Report**
- 7.8 FOIA Requests/Responses**
- 7.9 Photograph Location Sketch**
- 7.10 Photographs**
- 7.11 Historic Topographical Maps**