



Facts About...

Yacht Enterprises Limited Partnership Properties (Voluntary Cleanup Program)

Site Location

The Yacht Enterprises Limited Partnership properties are comprised of three contiguous parcels totaling 0.245 acre and is located at 201 Eastern Avenue (parcel 586), 712 Second Street (parcel 786), 714 Second Street (parcel 787) in a mixed-use residential-commercial area along the waterfront in the Eastport district of Annapolis, Anne Arundel County, Maryland. Eastern Avenue borders the properties to the northwest and Back Creek to the southwest.

The properties are currently improved with a small shed and a gravel parking lot. Municipal water and sewer serve the vicinity. The nearest surface water body is Back Creek located along the southwest property boundary. Surface runoff and groundwater flow southwesterly towards Back Creek.

Site History

Since the early 1900s, commercial activities at the property have included boat sales, boat maintenance, and the manufacture of concrete. Residences have also occupied portions of the property in the past. Current uses of the property include a marina and sailing school with limited boat refinishing and maintenance activities.

Bert Jabin purchased Parcel 786 in 1971, Parcel 787 in 1972, and Parcel 586 in 1975. The Booth Family previously owned these parcels. In 1987, Bert Jabin sold the three parcels to Yacht Enterprises Limited Partnership. In 2003, Eastport Yachting Center purchased these three parcels from Yacht Enterprises Limited Partnership.

Environmental Investigations and Actions

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

Current Status

On February 21, 2002, Bert Jabin applied to the Voluntary Cleanup Program seeking a No Further Requirements Determination (NFRD) as a responsible person. On April 9, 2002, Eastport Yachting Center, LLC, a prospective purchaser, submitted an application to the Voluntary Cleanup Program seeking inculpable person status.

An Interim Removal Measure (IRM) work plan to address metals contamination in the soils was approved by the Maryland Department of the Environment (MDE) on May 29, 2003 and the IRM was completed on August 1, 2003. The MDE issued an NFRD for the property on January 16, 2004 and recordation of the

NFRD in the land records was completed on February 23, 2004. The NFRD was issued contingent upon future industrial or commercial use of the property (residential use only above the first floor), a groundwater use prohibition and certain requirements for future soil excavation and disposal.

Planned or Potential Future Action

The properties will continue to be used for parking and storage.

Contacts

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

Last Update: 1/8/10

