



FORITA PROPERTY (BMI# MD0821)

What You Need to Know

Site Location

The Forita property is located at 200 South Post Road, Aberdeen, Harford County, Maryland. This 5.16-acre property is located in a mixed residential-industrial area that is bounded to the north, east, and west by rail lines. Aberdeen Proving Ground and the Town of Aberdeen's supply wells are located east of the property. The property is currently zoned industrial and occupied by one tenant. Surface water from the property flows south to Romney Creek. Water and sanitary sewer are reportedly supplied to the property from the Town of Aberdeen, but there is also a potable supply well located on the property.

Site History

The property consists of two parcels (2791 and 2792) and is currently developed with commercial and industrial tenant spaces. The current property owner is 200 S. Post Road, LLC, who purchased the property from Forita, LLC on September 15, 2014, and prior to that time L. Keith Ford owned the property. Historically, prior to Mr. Ford's ownership, the Michael family's cannery appears to have operated at the property, as Paidon Products from 1940 until approximately 1988, and prior to that, the Chemical Products Company. The Chemical Products Company reportedly produced KWIK paint and varnish remover and Surfa Prep at the property.

Environmental Investigation

In 1989, an underground storage tank (UST) removal occurred at the property (MDE Oil Control Program [OCP] Case #90-1181-HA). Nine tanks were removed; five 10,000-gallon railroad tank cars (tank contents: methanol, acetone, toluene, and two lacquer thinner); two 8,000-gallon tanks (tank contents: methylene chloride and wastewater); one 5,000-gallon tank (tank contents: industrial oil); and one 550-gallon tank (tank contents: gasoline). No perforations were noted in any tank upon removal.

Two additional USTs were removed in 2000 (OCP Case #2000-0271 HA); these tanks contained #2 oil and were reported to have perforations in the tank bottoms. Several soil samples were collected from the tank excavation and the soil stockpile, one samples indicated contamination from petroleum compounds. A monitoring well was reportedly installed and sampled; the Oil Control Program issued a notice of compliance on October 17, 2000.

In March 2002, a Phase I environmental site assessment was conducted at the property, then again in February 2007 and updated in December 2010. The 2010 Phase I indicated that the

property had several recognized environmental conditions; the former USTs; areas of petroleum-stained soils; and the historic use of the property.

Environmental sampling was conducted at the property in June 2011, which indicated that arsenic and carcinogenic polycyclic aromatic hydrocarbons (cPAHs) were detected in the surface and subsurface soils at the property in levels that exceed the non-residential standards. Shallow groundwater is also contaminated by nickel, 4-methylphenol, and MTBE.

Current Status

On January 28, 2011, Forita, LLC submitted an application to the Voluntary Cleanup Program (VCP) as a Responsible Person seeking a No Further Requirements Determination (NFRD) for Tier 2B (Commercial Restricted) future use of the property. The VCP determined that the property did not qualify for a NFRD and accepted the property into the program on September 15, 2011, pending the development, submission, and completion of a Response Action Plan (RAP) to address the identified environmental risks at the property. The participant was given time to submit the required RAP but failed to do so and was withdrawn from the program by the Department on March 15, 2013.

On December 4, 2014, 200 Old Post Road, LLC applied to the VCP as an Inculpable Person seeking a Certificate of Completion (COC) for the property. 200 Old Post Road, LLC was accepted into the program on January 14, 2015 pending the development, submission, and completion of a Response Action Plan (RAP) to address the identified environmental risks at the property. The proposed RAP was submitted to the VCP on November 19, 2015 and the public meeting was held on December 7, 2015 at the Aberdeen Public Library. The proposed RAP outlined soil excavation and the abandonment of one well as the remedies for the identified environmental risks.

The RAP was approved for completion on February 12, 2016, and the COC was issued on July 20, 2016, for the property conditioned on restricted commercial future use with a groundwater use restriction, a cap restriction, and an excavation and disposal restriction. The COC was recorded in the land records of Harford County.