

An aerial photograph of a large industrial brownfield site. The image shows a dense arrangement of numerous large, cylindrical storage tanks, some of which are dark and others light. There are several large, rectangular industrial buildings with flat roofs. A network of pipes and walkways crisscrosses the site. The overall scene is a complex of industrial infrastructure. The text is overlaid in the center of the image.

**50 Acre Multiphase Brownfield Redevelopment
Canton- Baltimore, MD**

About 28 Walker Development

28 Walker is a Baltimore-based development company with a focus on smart urban infill development. 28 Walker is best known for its transformational redevelopments of former industrial sites into thriving commercial destinations.

28 Walker embodies the principles of Smart Growth Development by focusing on development opportunities that transform under-utilized sites into centers of economic growth and activity. Working hand in hand with the community, 28 Walker strives to create distinctive, attractive communities with a strong sense of place that also improve quality of life.

Being able to make a difference in the community. We pride ourselves in creating projects that have a positive impact on the community that they are located in.



MCHENRY ROW
living / office / retail



THE SHOPS AT CANTON CROSSING
retail



RAMPARTS BUILDING
office



LIBERTY BUILDING
office



BANNER BUILDING
office



PORTER ST. APARTMENTS
living



MCHENRY ROW APARTMENTS
living



HARRIS TEETER
retail



STAR BUILDING
office



WHEELHOUSE
living



COURTYARD BY MARRIOTT
living



40TEN BOSTON
current projects / office

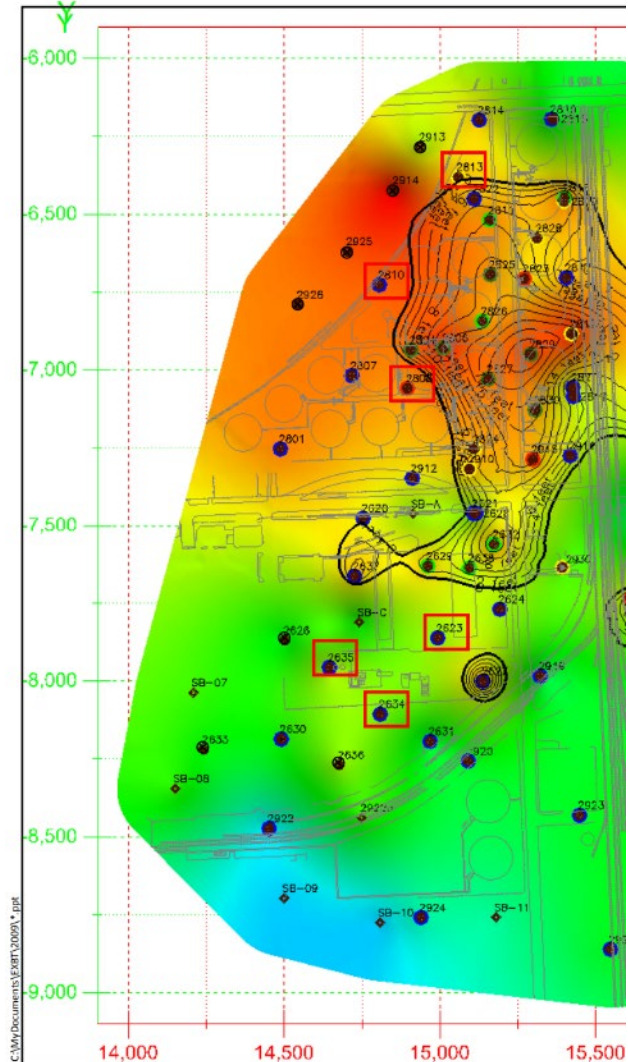
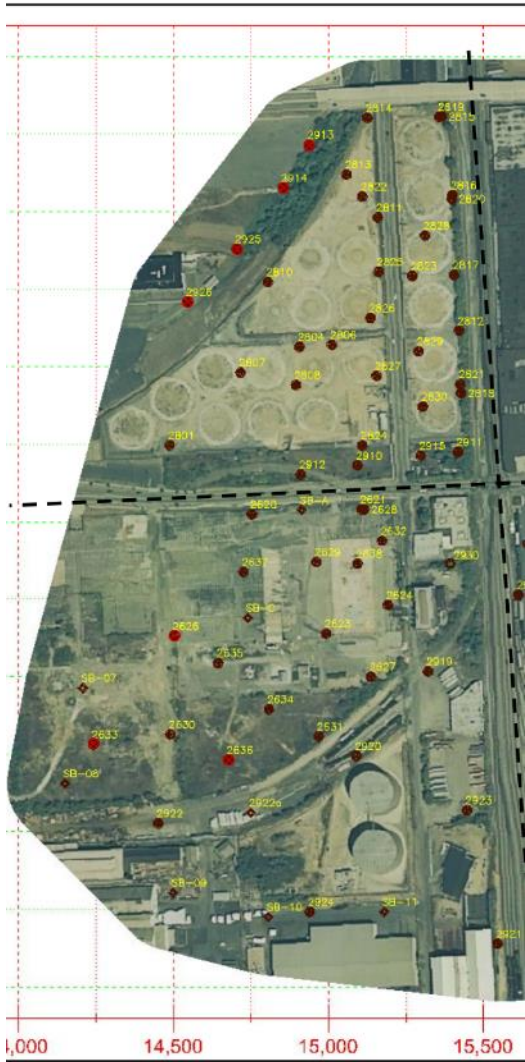


Site Facts:

Location:	Baltimore, MD- Canton Neighborhood
Previous Owner:	Exxon Mobil
Land Area:	130 Acres
Subject Property:	~50 Acres
Development Program:	Mixed Use

Operating History:

- **1865:** Began operations as one of the nations 1st refineries producing petroleum products
- **1965:** Converted to a terminal for storing and distributing bulk petroleum products
- **1984:** storage terminal storage operations ceased
- **1985:** Exxon began dismantling the operations
- **1997:** MDE and Exxon entered into a Consent Decree to provide a roadmap for remediation
- **2007:** MDE and Exxon entered into an updated agreement and continued to address petroleum contamination
- **2007 to Present:** Exxon continued remediation under the Consent Decree, obtaining No Further Action on a parcel by parcel basis.
- Exxon began disposition of parcels upon receipt of No Further Action letters under the Consent Decree



Remediation Facts:

Primary Contaminant:

LNAPL

Remedial Assessment:

Site Conceptual Model

Remedial Actions:

Recovery of LNAPL

Remedial Method:

Recovery Wells

Placement of Wells:

Based upon Site Model

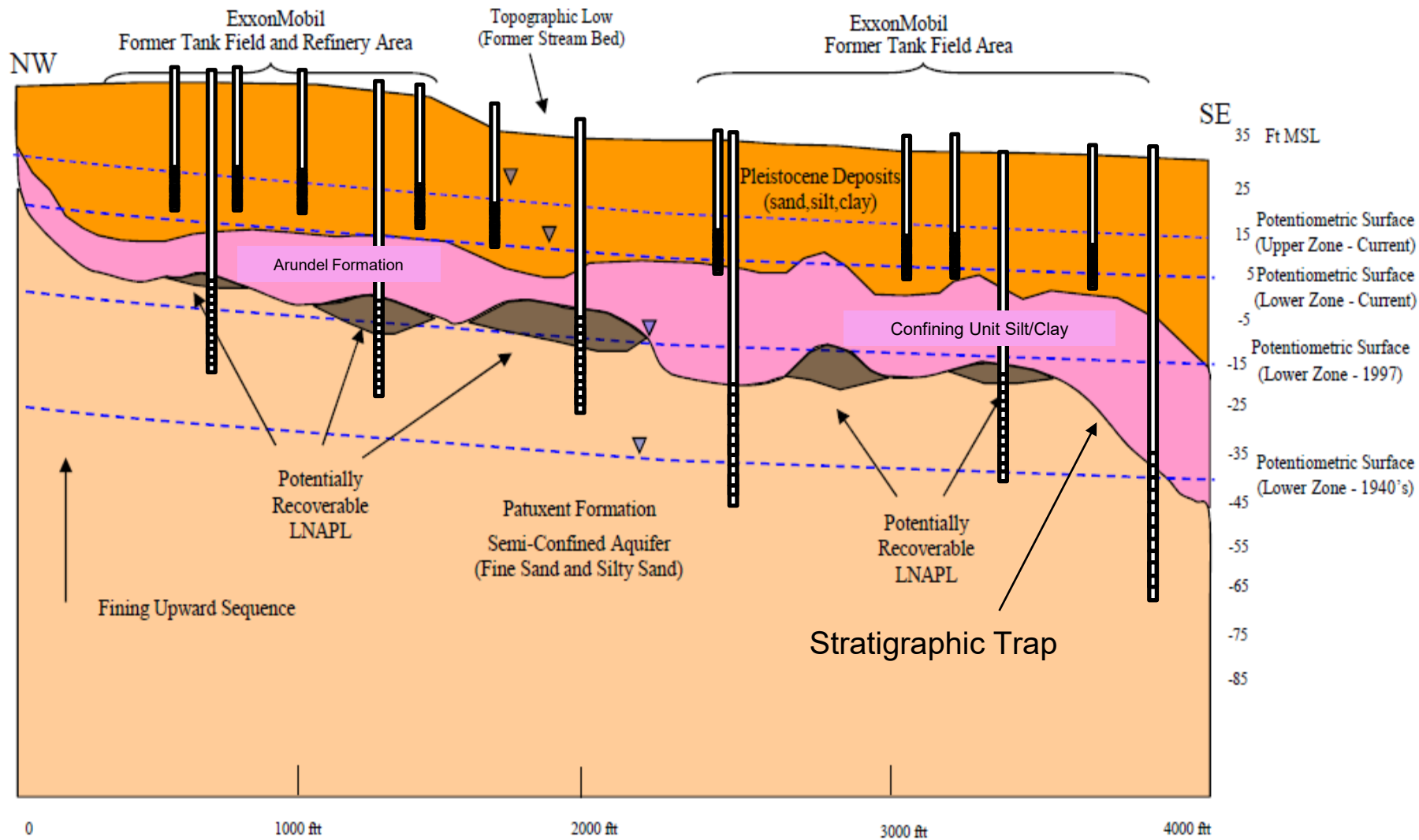
Remedial Zones:

Upper Zone (Complete)
Lower Zone (Partially Complete)

Upper Zone

Arundel Formation

Lower Zone





Phase III:
Mixed Use

Phase IV:
Mixed Use

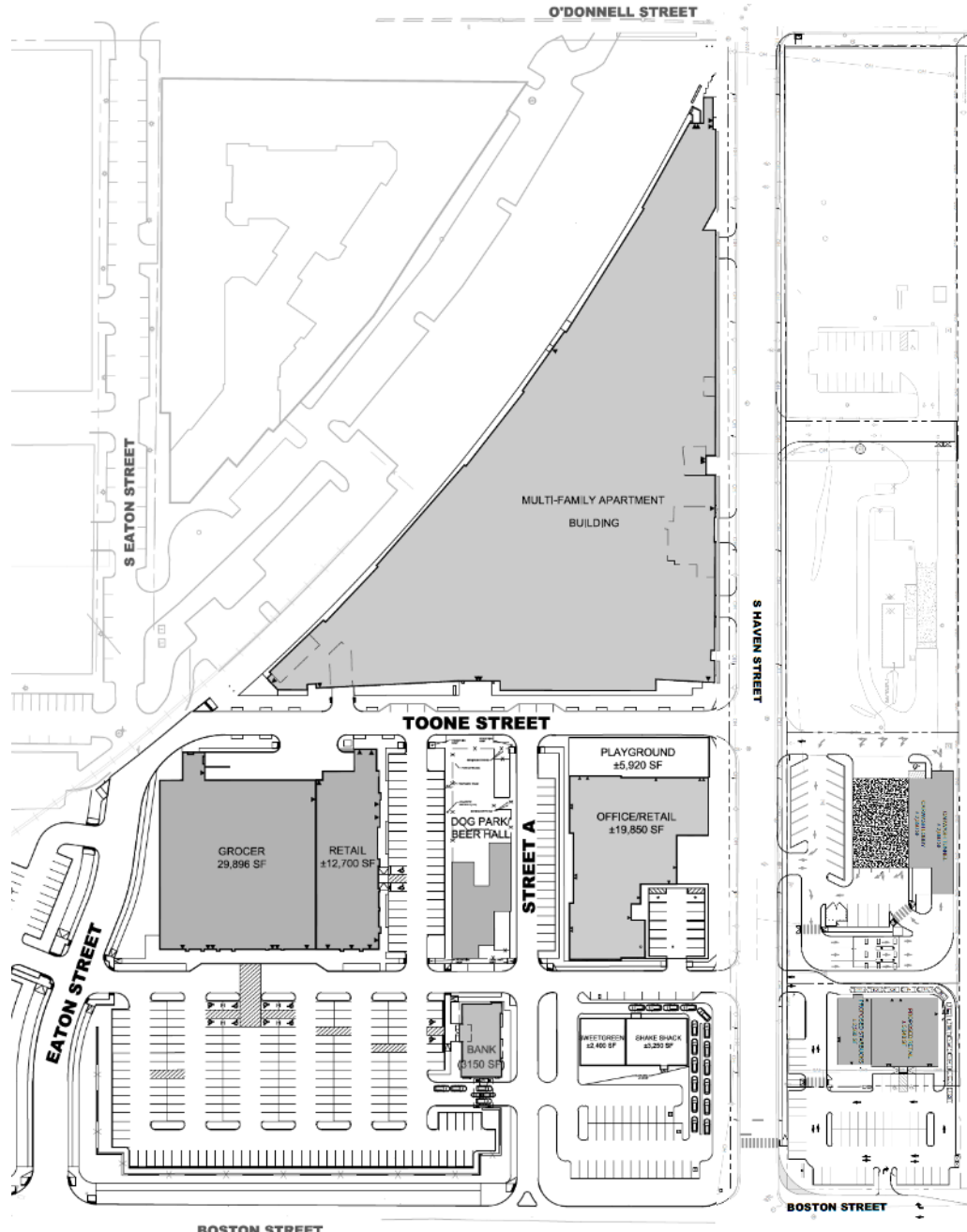
Phase I:
350,000 SF Retail

Phase II:
350,000 SF Retail

Phase I/II Summary: Project: The Shops at Canton Crossing

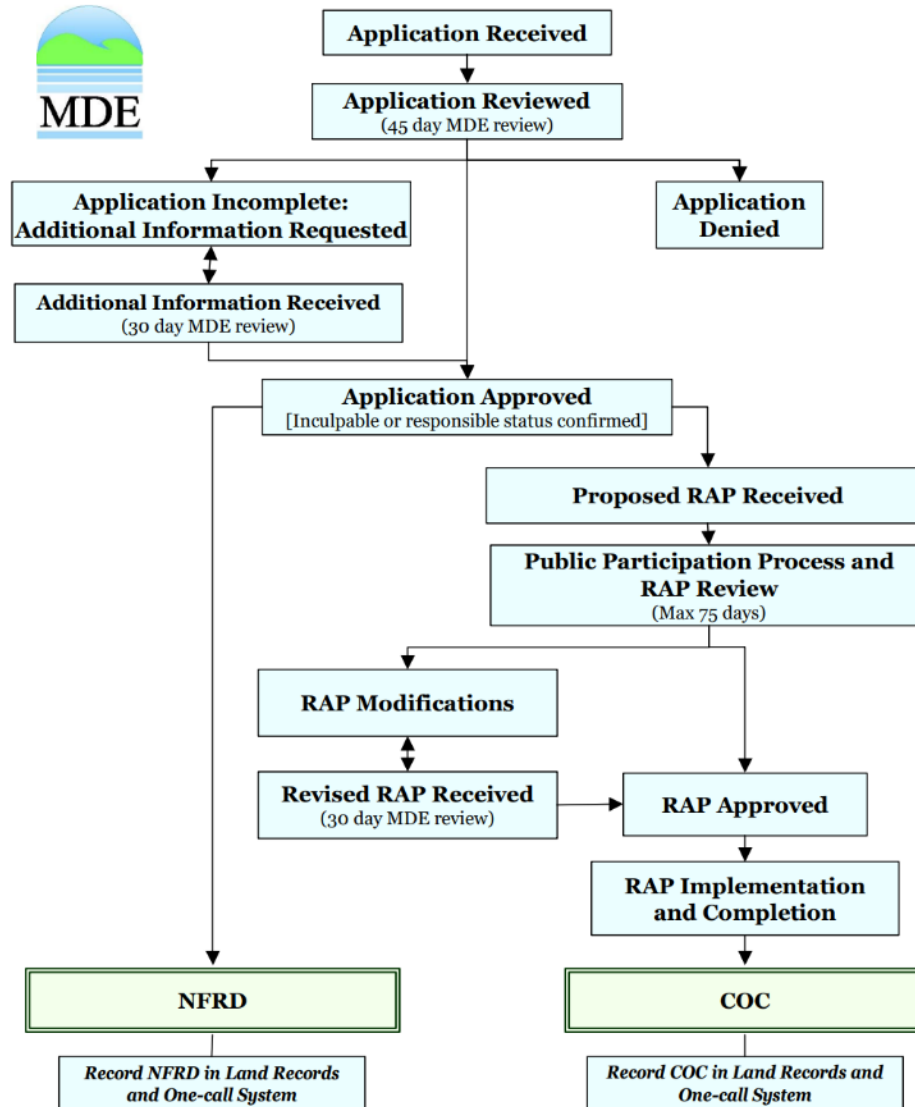


Phase III/IV Summary: The Collective at Canton



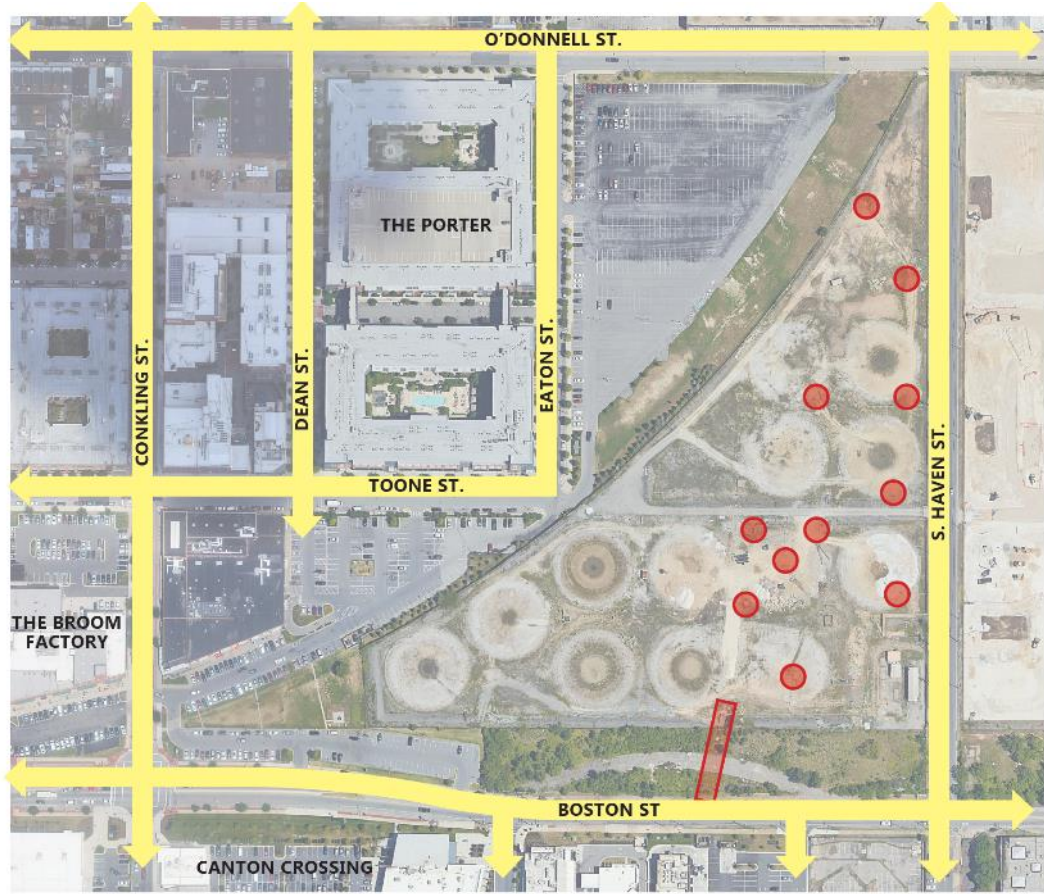
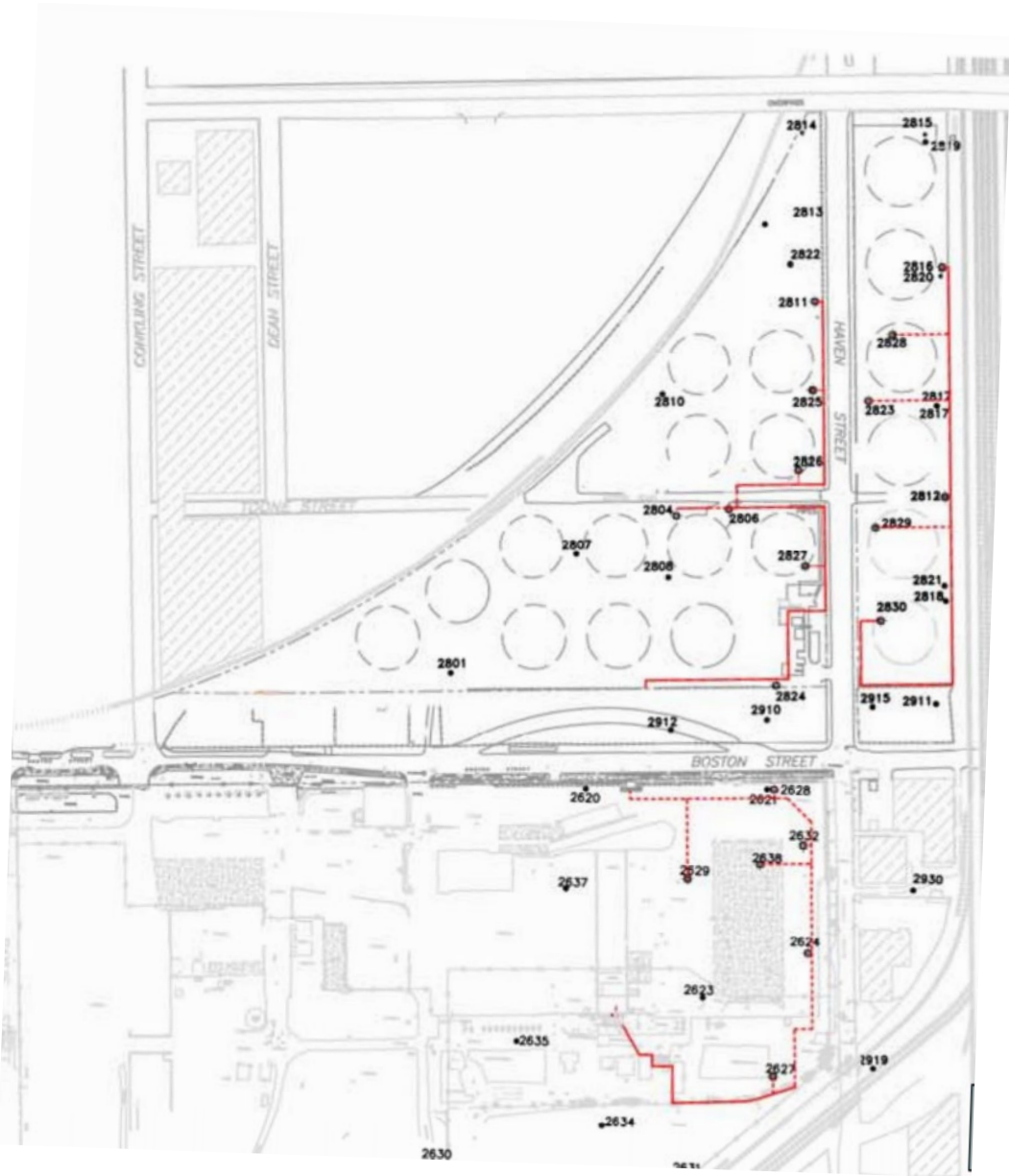
BROWNFIELD DEVELOPMENT PROCESS

VOLUNTARY CLEANUP PROGRAM FLOWCHART



Unique Development Discussion Items

- Extensive Property Due Diligence Due to the Environmental History
- A complicated Purchase and Sale Agreement
 - Each transaction was unique and conditioned upon separate economic and business terms:
 - Seller review and approval of development plans
 - Phase I: Required land use and environmental controls and deed restrictions to limit development uses. Ground lease on Phase II property until acquisition
 - Phase II: Relocation of remediation equipment to an adjacent parcel to allow for an accelerated development timeline
 - Phase III/IV: Ongoing Consent Decree remedial obligations of the Lower Zone
- Bifurcated Environmental Oversight
 - Oil Control Program- Exxon remedial efforts
 - Voluntary Cleanup Program- Redevelopment efforts
- Building and site design to comply with Purchase and Sale Agreement/Oil Control and Voluntary Clean up
 - Municipal site plan design and building approval based upon environmental constraints
- Subdivision and phased remediation and completion of remedial activities
- Disposition/Transfer of property to 3rd party entities.
- Coordination with perspective tenants, tenants counsel and 3rd party environmental consultants
- Lender agreements
- On going environmental monitoring



- Legend**
- Monitoring Well
 - ▭ Underground Service
 - ↔ Streets