



Ken Eikenberry

ATTORNEY GENERAL OF WASHINGTON

Ecology Division • 4407 Woodview Drive S.E. • QA-44 • Olympia, WA 98504-8077 • Fax (206) 438-7743

January 7, 1991

Cynthia Headwall
Thurston County Treasurer's Office
2000 Lakeridge Drive SW
Olympia, WA 98502

Re: C.B. Bumper Site

Dear Ms. Headwall:

This letter is sent to inform you of the current status of the C.B. Bumper Site, located at 4335 113th Avenue SW, Olympia, Washington. As I understand it, Thurston County intends to sell the property at a Sheriff's Sale on January 11, 1991. A short description of the Department of Ecology's cleanup activity at the C.B. Bumper Site is set forth below.

In summary, however, the purpose of this letter is to inform Thurston County and all prospective purchasers that the C.B. Bumper Site has been finally cleaned up by the Department of Ecology and the Site is in compliance with all applicable clean-up standards.

The C.B. Bumper Site is 40 acres in size, quite flat, and predominantly open-range land in rural south Thurston County. Between 1979 and 1982, a small-scale metal plating shop was operated in a large barn on a two-acre portion of the site. As a result of that activity, the floor of the barn and several outside locations near the barn became contaminated with hazardous substances, predominantly heavy metals, from spills and discharges emanating from the plating operation. In 1982 the plating operation ceased operation and the owner of the property left the area and abandoned the site.

Between 1982 and 1985, Ecology investigated the site in an effort to determine the extent of contamination at the site. In 1985 and 1986 contractors hired by Ecology removed all chemical substances and plating equipment from the site. Furthermore, over 100 cubic yards of contaminated surface soils were also removed. A septic tank and drain field were also removed from the site, and surrounding soils were excavated to a depth of 3-6 feet. All contaminated materials were transported to a permitted disposal facility in Arlington, Oregon.

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Between 1986 and 1990, Ecology conducted extensive monitoring activities at the C.B. Bumper Site. These activities included the collection and analysis of numerous groundwater, surface water, and soil samples.


In 1990 Ecology completed the final cleanup of the C.B. Bumper Site. At that time, all remaining contaminated soils were removed from the site. In addition, the cement slab in the barn was repaired. The site now meets all applicable cleanup standards and is considered finally cleaned up by the Department of Ecology. However, Ecology advises that the cement slab in the barn not be removed from the site. It is possible that contaminants remain under the slab, as it is impossible to fully sample all soils immediately underneath the slab. For this reason, Ecology advises that the slab be left in place.

Ecology is not a guarantor of the C.B. Bumper Site. Ecology has conducted extensive investigatory and monitoring activity at the site. It is convinced that no hazardous substances remain at the site in concentrations above applicable cleanup standards. However, Ecology advises that, in the event a drinking water supply well is constructed on the site, it be sampled for cadmium, nickel, chrome, cyanide, lead, copper, and zinc prior to use of the water as a drinking water source. This is only a precaution. Ecology has conducted such monitoring of three groundwater monitoring wells on the site since 1986 and has found no concentrations of these hazardous substances above applicable drinking water standards.

It is Ecology's intent that this letter be appended to the Deed to the C.B. Bumper property so as to advise all prospective purchasers of the condition of the site. Questions regarding the site should be directed to Mr. Michael Ruef with the Department of Ecology.

Thank you for your assistance with this matter.

Very truly yours,


JAY J. MANNING
Assistant Attorney General
(206) 459-6158

JJM/bw
T5/bumper.1tr

cc: Carol Fleskes
Dave Jansen
Michael Ruef