



December 24, 2009

Project 10131.000

Ms. Sandra Caldwell
Mr. Panjini Balaragu
Washington State Department of Ecology
Toxics Cleanup Program
300 Desmond Dr. SE
P.O. Box 47600
Olympia, WA 98504-7600

Subject: MJB Properties, Anacortes, Washington, FS ID #2690

Dear Ms. Caldwell and Mr. Balaragu:

On behalf of MJB Properties, we would like to thank you for meeting with us on December 17, 2009 for a discussion of the upcoming work required on the MJB Properties in Anacortes, Washington. MJB Properties' site (FS ID #2690) includes all the MJB Properties-owned land from 17th Street on the north to 29th Street on the south (Figure 1). The listing additionally includes the area from 29th to 30th Streets that MJB Properties does not own. A portion of MJB Properties' North Yard from 17th to 20th Streets is covered under the Consent Decree No. 09-2-01247-7. This Consent Decree is between Ecology and the Port of Anacortes and Kimberly-Clark, and the site is currently undergoing remedial actions. Figure 2 shows the area owned by MJB Properties that is located outside of the Consent Decree site.

As discussed at the meeting, MJB requests a redefinition of the site listing so that the original site can be segregated into areas that are historically linked based upon site use. The original listing in 1995 included all the property owned by MJB, without any acknowledgement of the historical site use linkage of the parcels within the property. Since that time, more historical information has become available about the over 100 acres of property. Based on this new information, the parcels that are outside of the Consent Decree site are now seen to have distinct site use histories, and are more appropriately grouped into smaller, historically-linked units. MJB Properties understands that future efforts to satisfy the Model Toxics Control Act requirements may necessitate each relisted portion of the original site to participate in an Agreed Order. The specific regulatory process will be discussed with Ecology for each relisted portion. The timing of additional work will necessarily depend on resource availability and development coordination.

Attached are several historical Sanborn maps and aerial photographs showing the locations of previous industrial and residential facilities on the parcels now owned by MJB Properties. All of these maps have been provided to Ecology previously over the last year, but are now consolidated into this single document.

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AMEC Geomatrix

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MJB Properties is eager to work with Ecology on redefining the formal site boundaries for the historically-linked parcels. We are grateful for your assistance in expediting the process, and please let me know if you have questions or require additional information.

Thank you for your consideration.

Sincerely yours,
AMEC Geomatrix, Inc.

A handwritten signature in blue ink that reads "Kathleen Goodman". The signature is written in a cursive, flowing style.

Kathleen Goodman
Principal Hydrogeologist
Direct Tel.: (206) 342-1780
Direct Fax: (206) 342-1761
E-mail: kathleen.goodman@amec.com

KG/als
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cc: Gary Merlino, MJB Managing Partner
Jack Jones, MJB Partner
Jimmy Blais, GMCC
William Joyce, Salter Joyce and Ziker

Attachment: Figure 1 – MJB Properties North Area, Central Area, and South Dock
Figure 2 – MJB Area and Ownership of Adjoining Areas
Figure 3 – 1907 Sanborn map—Index map with insets of 27th to 28th Streets,
and 28th to 29th Streets
Figure 4 – 1907 Sanborn map—20th to 24th Streets
Figure 5 – 1925 Sanborn map—20th to 24th Streets
Figure 6 – 1925 Sanborn map—24th to 28th Streets
Figure 7 – Aerial photograph 1969
Figure 8 – Aerial photograph June 10, 1974
Figure 9 – Aerial photograph September 10, 1980
Figure 10 – Aerial photograph June 18, 1985
Figure 11 – Oblique aerial photo from 1974 from Army Corps of Engineers report

FIGURES



2006 AERIAL COURTESY OF USDA/FSA - AERIAL PHOTOGRAPHY FIELD OFFICE

MJB Properties
Anacortes, Washington

By: APS Date: 12/22/09 Project No. 10131

AMEC Geomatrix

Figure **1**



Plot Date: 12/22/09 - 3:36pm. Plotted by: adam.stenberg
Drawing Path: S:\10131006_SouthDockRamp\ Drawing Name: MJB-SouthDockRamp_SampleLocationsSiteMap_122209.dwg



IMAGE COURTESY OF CITY OF ANACORTES 2003.

LEGEND

-  MJB PROPERTY OUTSIDE OF SCOTT CONSENT DECREE AREA
-  PARCEL LINE

MJB AREA AND
OWNERSHIP OF ADJOINING AREAS
MJB Properties
Anacortes, Washington

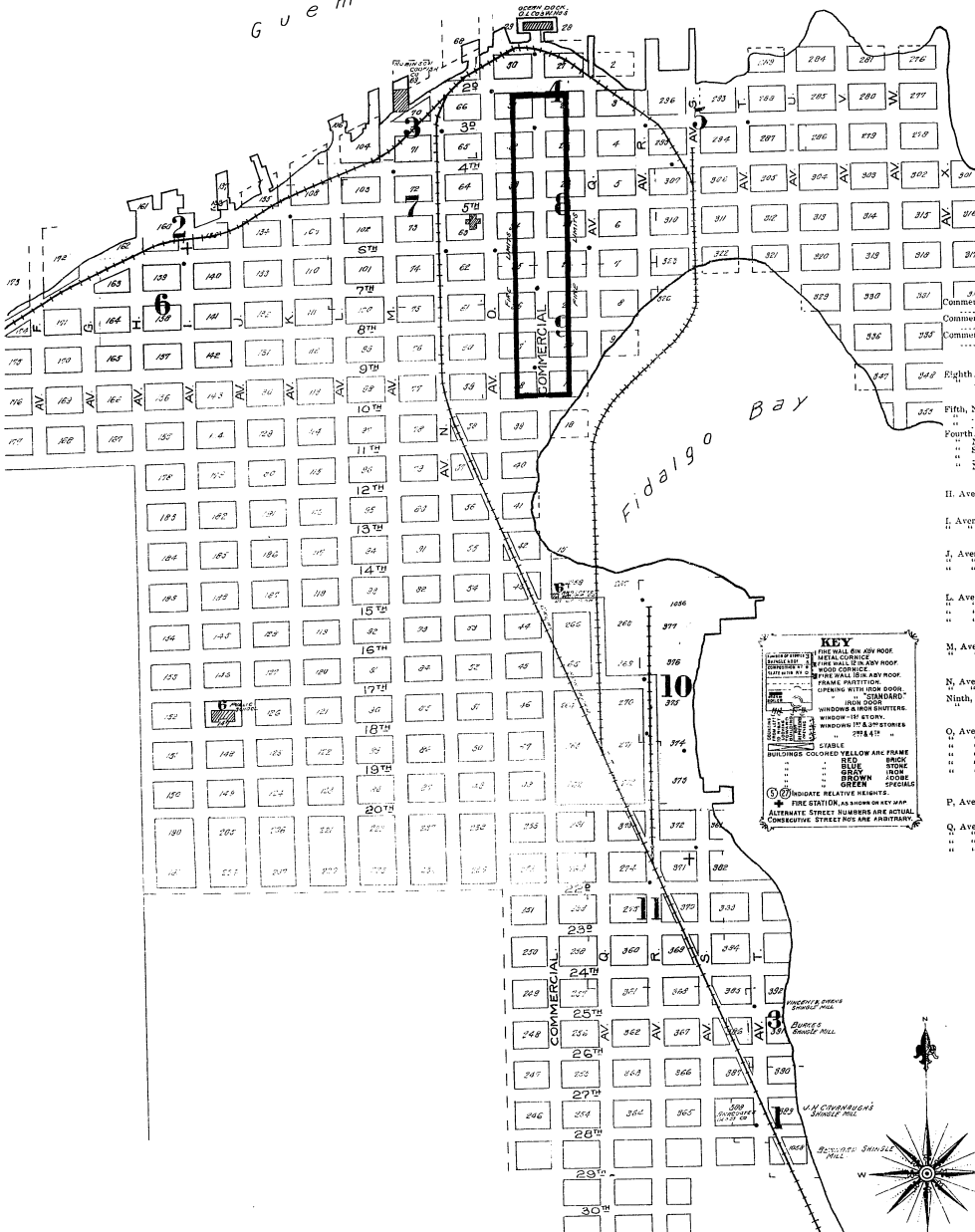
By: APS Date: 12/22/09 Project No. 10131

AMEC Geomatrix

Figure **2**

Guemes Channel

1906
REVISED
JULY 22 1906
CLASS E
MAY 1 1906



WATER FACILITIES.-Gravity system owned by the Oregon Improvement Co. - 140000 GALLONS PER HOUR AS WELLS 5 W. OF P.O. WELLS 100' DEEPER STONE PILE TO A DEPTH OF 250 TO 300 FEET. WATER MAINS 12" DIA. 100' DEEPER STONE PILE TO A DEPTH OF 250 TO 300 FEET. WATER MAINS 12" DIA. 100' DEEPER STONE PILE TO A DEPTH OF 250 TO 300 FEET. WATER MAINS 12" DIA. 100' DEEPER STONE PILE TO A DEPTH OF 250 TO 300 FEET.

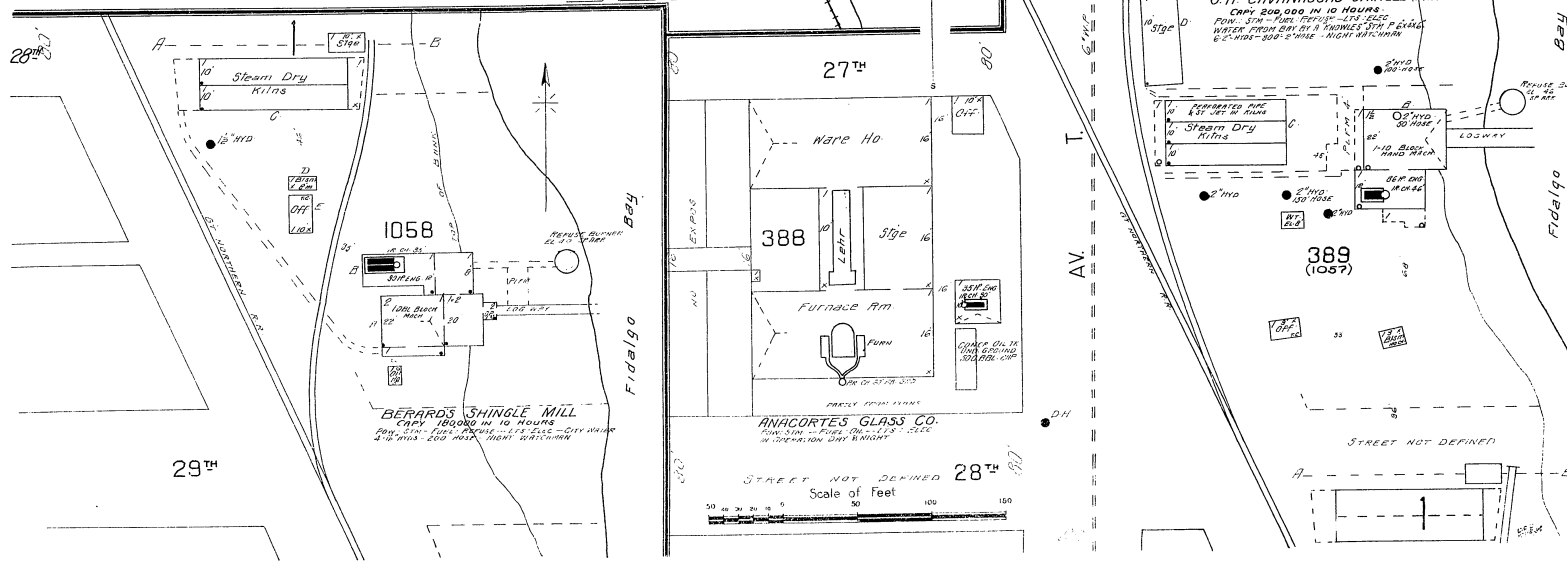
INDEX.

STREETS	R	INDEX	B	INDEX
R. Avenue (formerly Seventh Avenue B)	W. side	11	Baty Shingle Co.	10
R. Avenue (formerly Seventh Avenue B)	E. side	11	Baty Shingle Mill	10
R. Avenue (formerly Seventh Avenue B)	W. side	11	Burke's Shingle Mill	10
R. Avenue (formerly Seventh Avenue B)	E. side	11	Burke's Shingle Mill	10
R. Avenue (formerly Seventh Avenue B)	W. side	11	Cavanaugh's J. H. Shingle Mill	10
R. Avenue (formerly Seventh Avenue B)	E. side	11	City Hall and Jail	10
R. Avenue (formerly Seventh Avenue B)	W. side	11	Curse Dock	10
R. Avenue (formerly Seventh Avenue B)	E. side	11	Episcopal Church	10
R. Avenue (formerly Seventh Avenue B)	W. side	11	Burke's Shingle Co.	10
R. Avenue (formerly Seventh Avenue B)	E. side	11	Burke's Shingle Co.	10
R. Avenue (formerly Seventh Avenue B)	W. side	11	Pay & McMillan Block	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Pay & McMillan Block	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Philly Island Packing Co.	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Philly Island Packing Co.	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	First M. S. Church	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	First M. S. Church	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Great Northern R. Co.'s Gen'l Warehouse	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Great Northern R. Co.'s Gen'l Warehouse	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Opera House	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Opera House	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Porter Fish Co.	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Porter Fish Co.	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Post Office	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Post Office	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Primary School	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Primary School	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Fugate Sound Wood Product Co.	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Fugate Sound Wood Product Co.	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Robinson Coal Co.	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Robinson Coal Co.	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Rutland & Co.'s Fertilizer Works	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Rutland & Co.'s Fertilizer Works	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Rodgers Lumber Co.	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Rodgers Lumber Co.	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	R. C. Dunsen	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	R. C. Dunsen	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Russia Cement Co.	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Russia Cement Co.	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Alaska Packers Association	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Alaska Packers Association	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Anacortes Creamery Co.	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Anacortes Creamery Co.	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Ice Co.	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Ice Co.	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Jamler & Box Co.	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Jamler & Box Co.	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Public School	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Public School	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Steam Laundry	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Steam Laundry	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	Apex Fish Co.	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	Apex Fish Co.	12
R. Avenue (formerly Seventh Avenue B)	W. side	11	White Crest Canning Co.	12
R. Avenue (formerly Seventh Avenue B)	E. side	11	White Crest Canning Co.	12

SPECIALS.

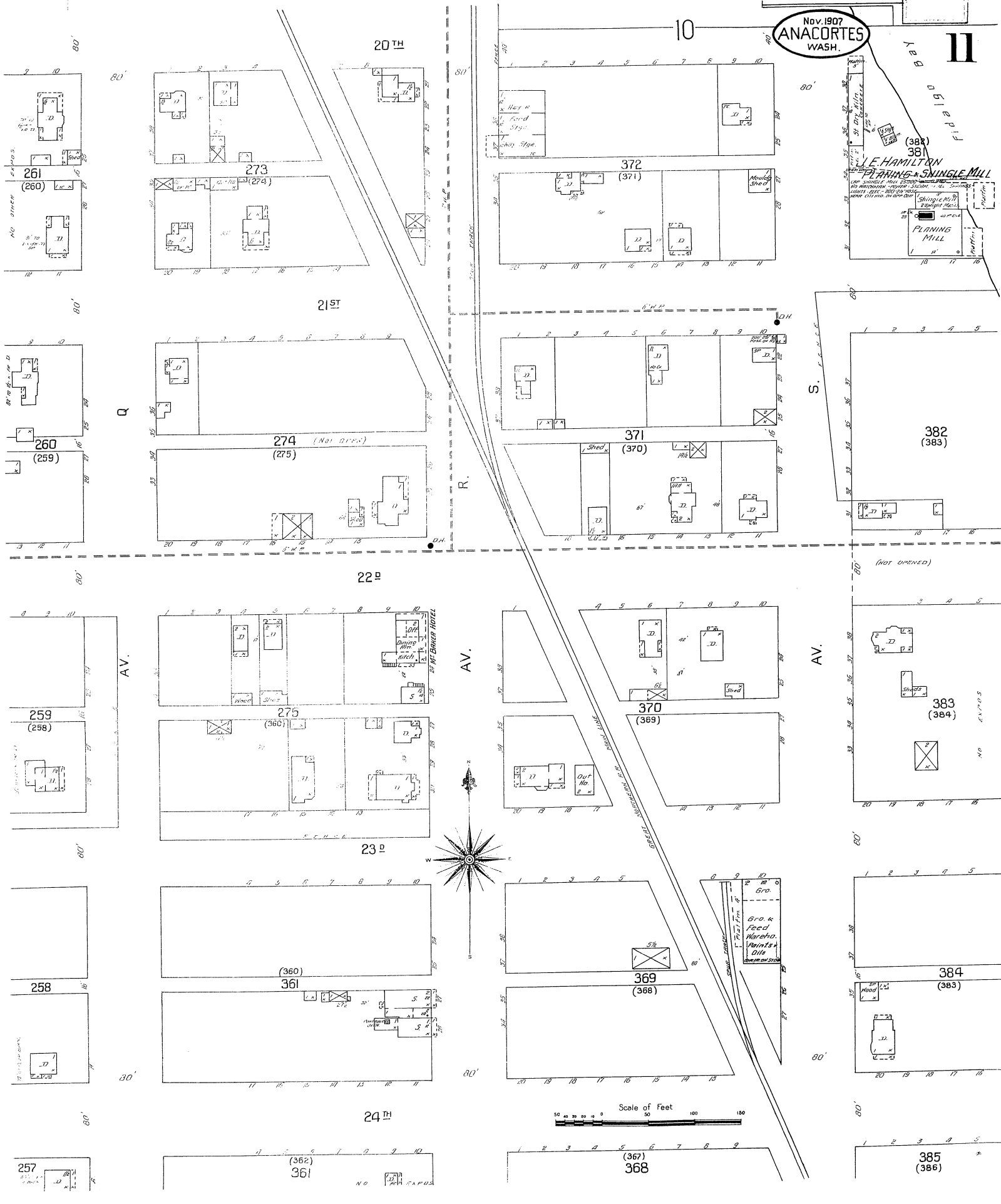
A	INDEX	S	INDEX
Alaska Packers Association	12	Salvation Army	12
Anacortes Creamery Co.	12	Seamar Block	12
Ice Co.	12	Seamar Block	12
Jamler & Box Co.	12	Vincent & Owens Shingle Mill	12
Public School	12	Vincent & Owens Shingle Mill	12
Steam Laundry	12	White Crest Canning Co.	12
Apex Fish Co.	12	White Crest Canning Co.	12

Indicates only one side of Street shown.



Nov. 1907
ANACORTES
WASH.

11



L. HAMILTON
PLANING & SHINGLE MILL
PLANING MILL

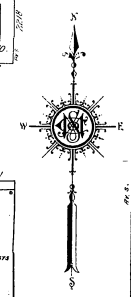
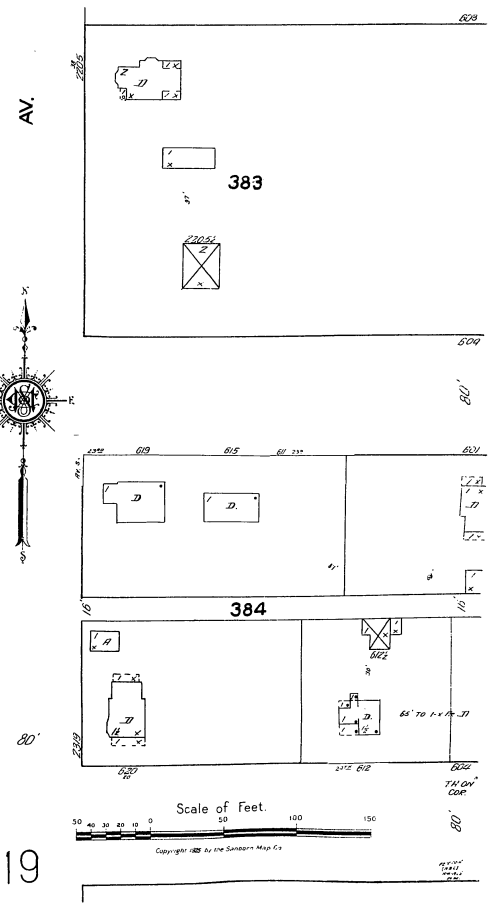
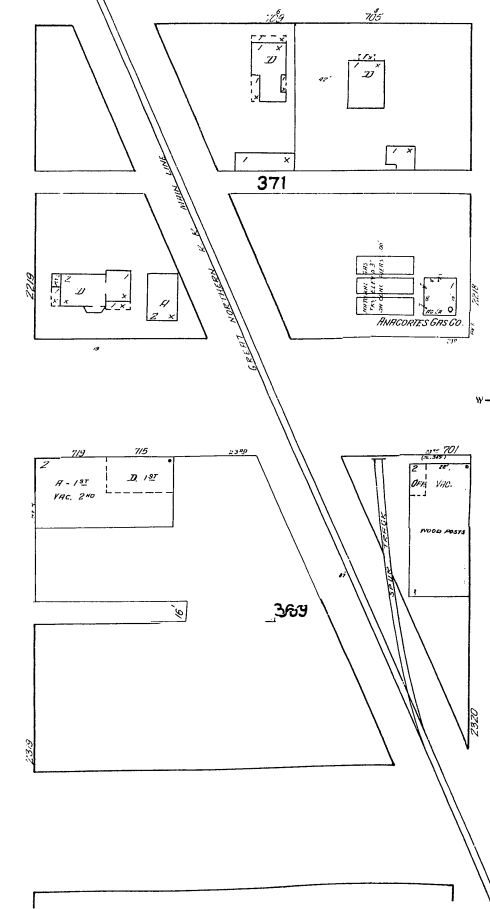
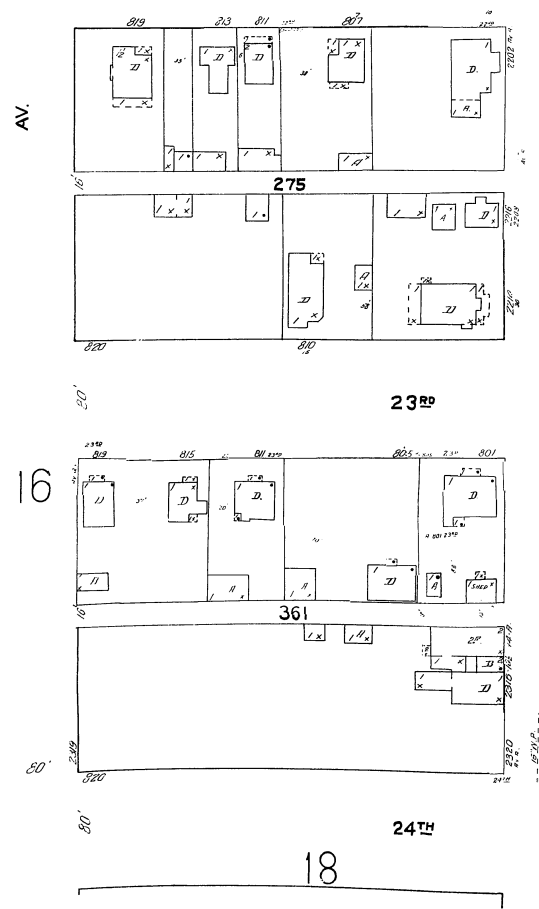
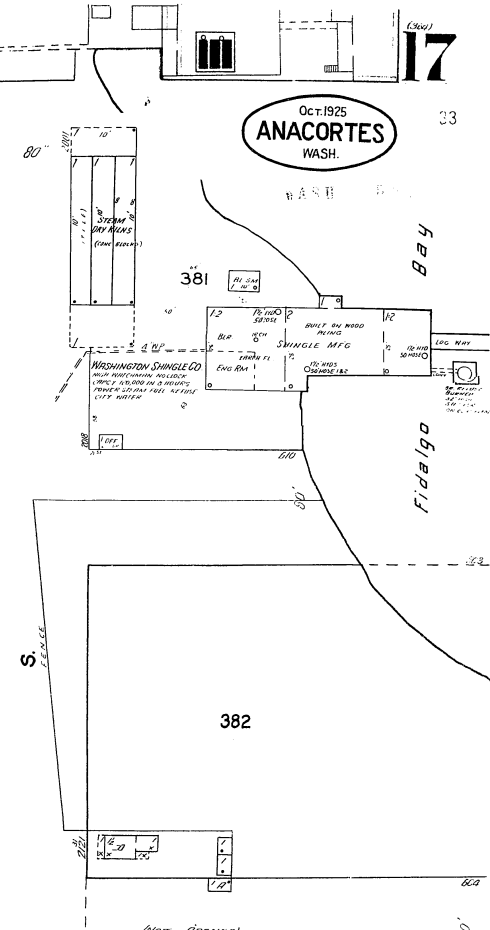
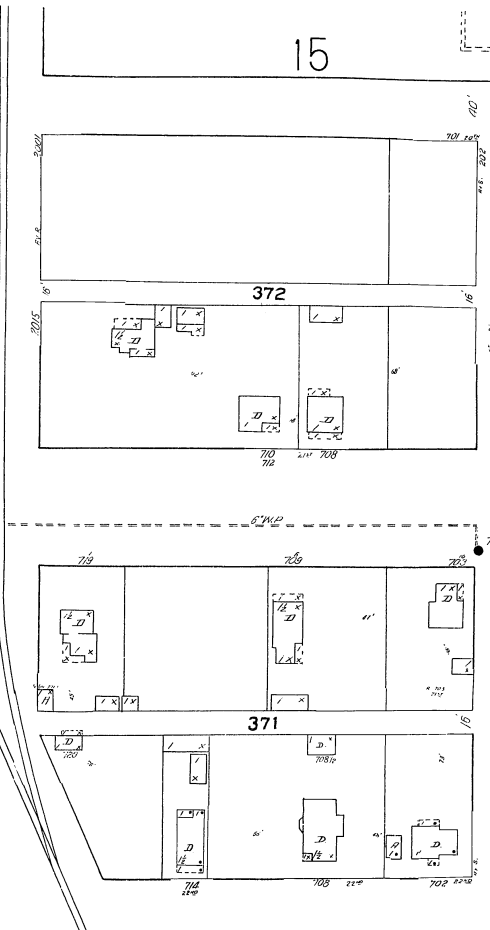
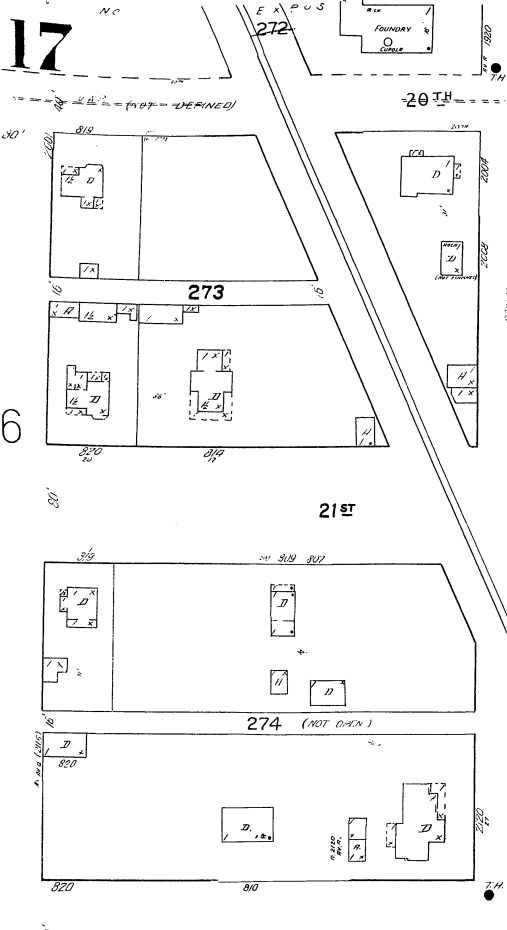
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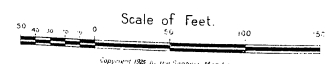
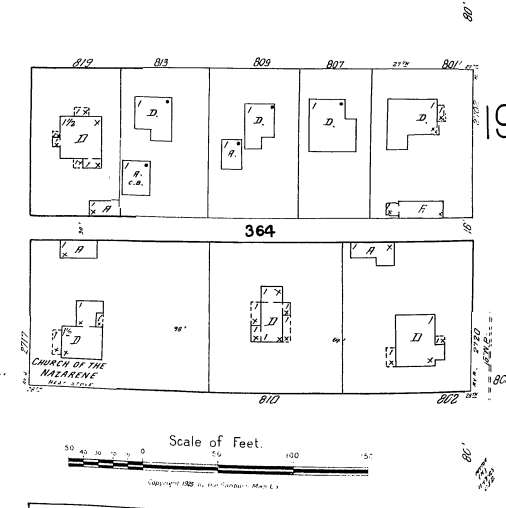
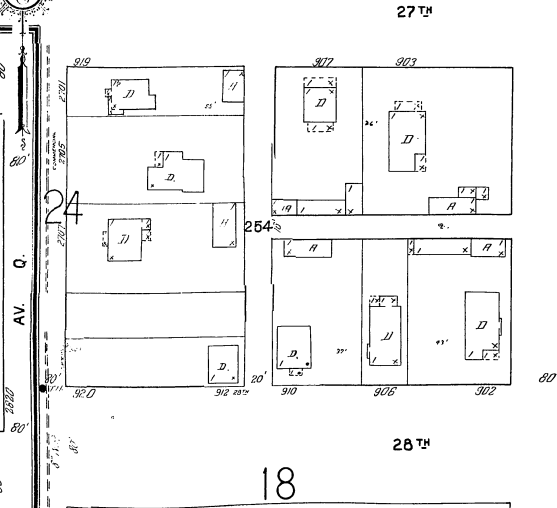
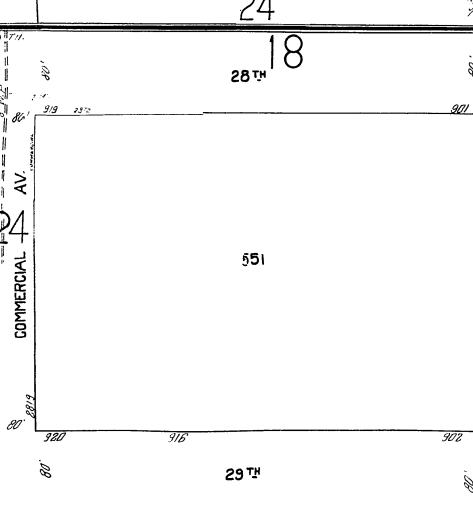
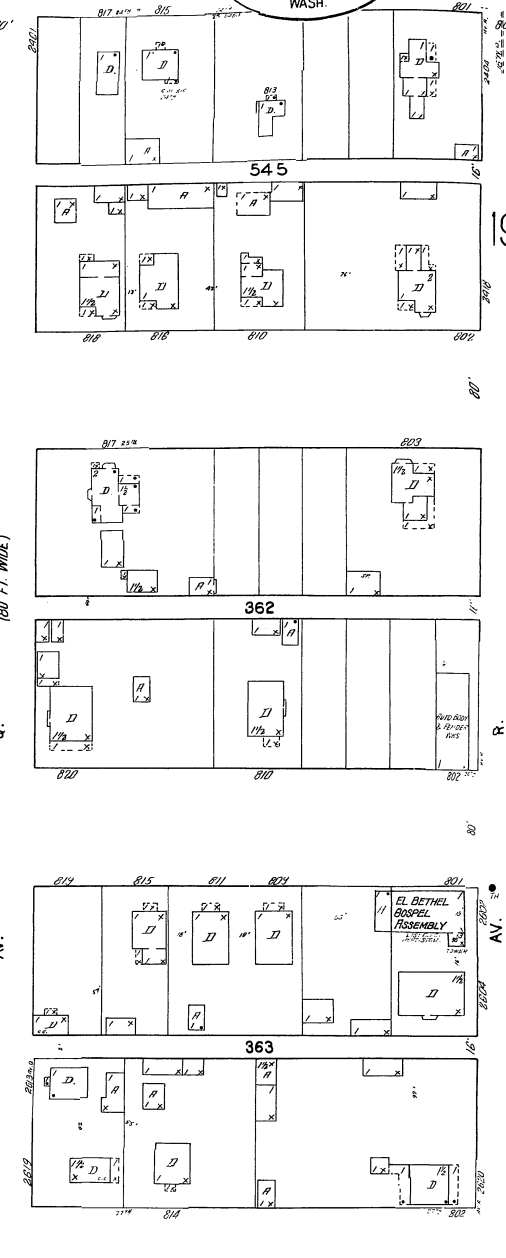
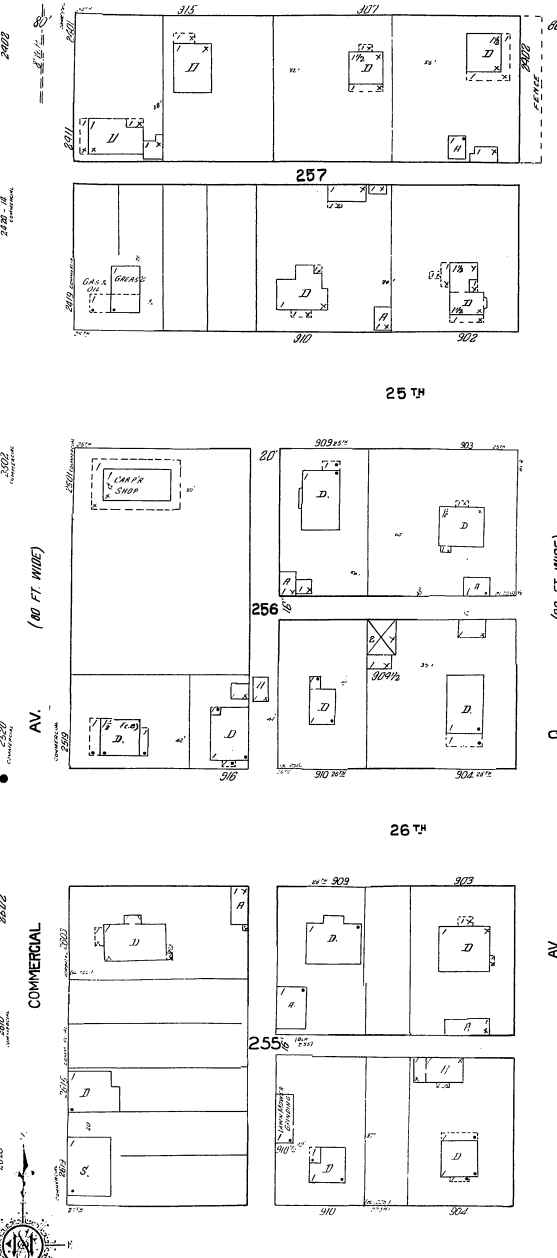
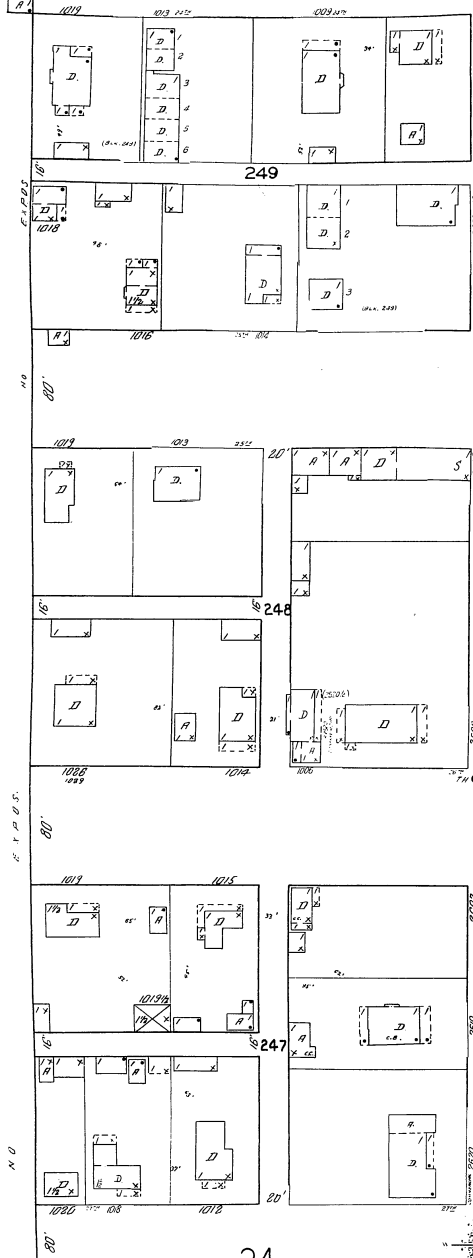
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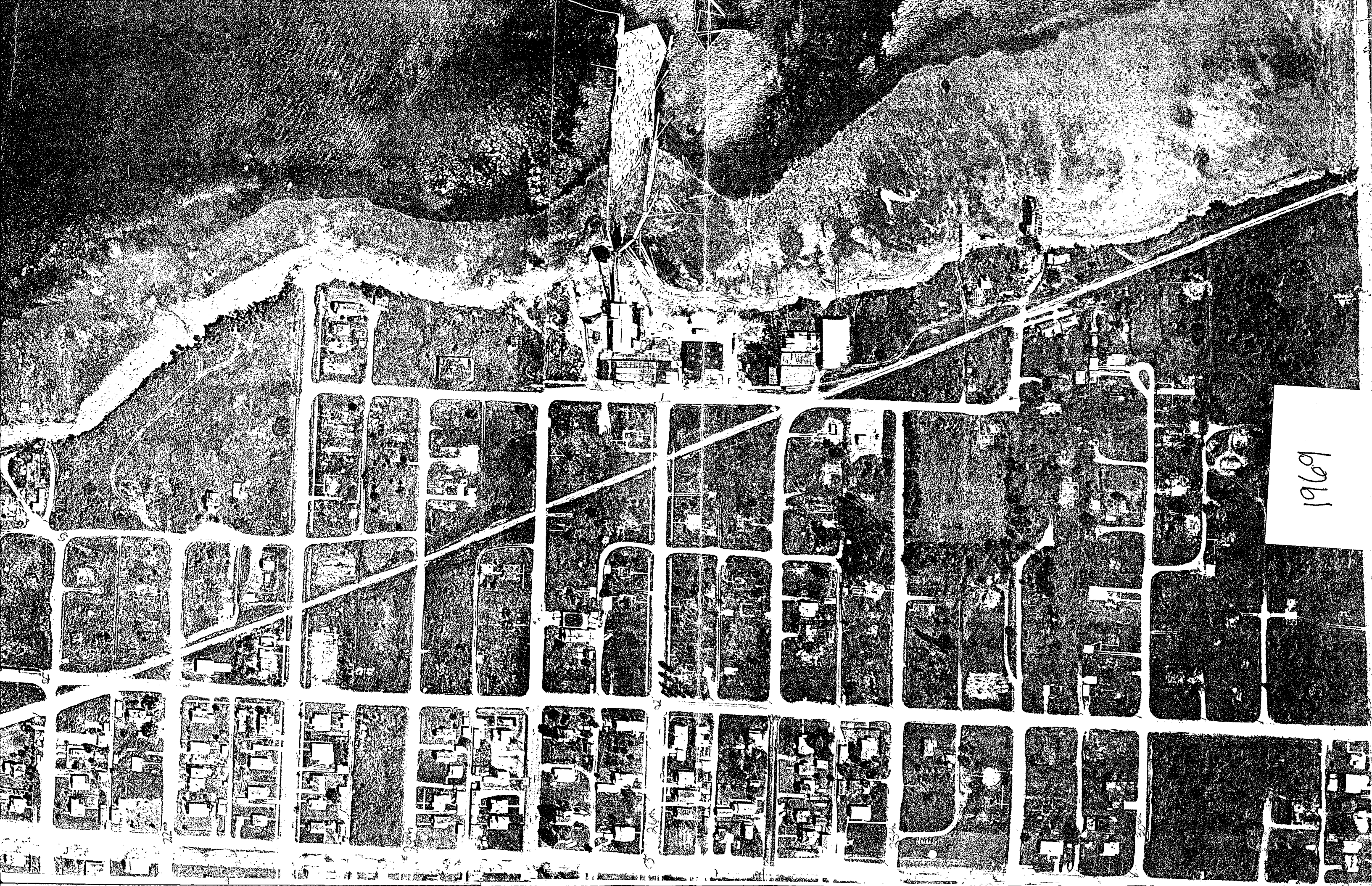
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Scale of Feet
0 50 100 150



Scale of Feet.
0 50 100 150
Copyright 1925 by the Sanborn Map Co.





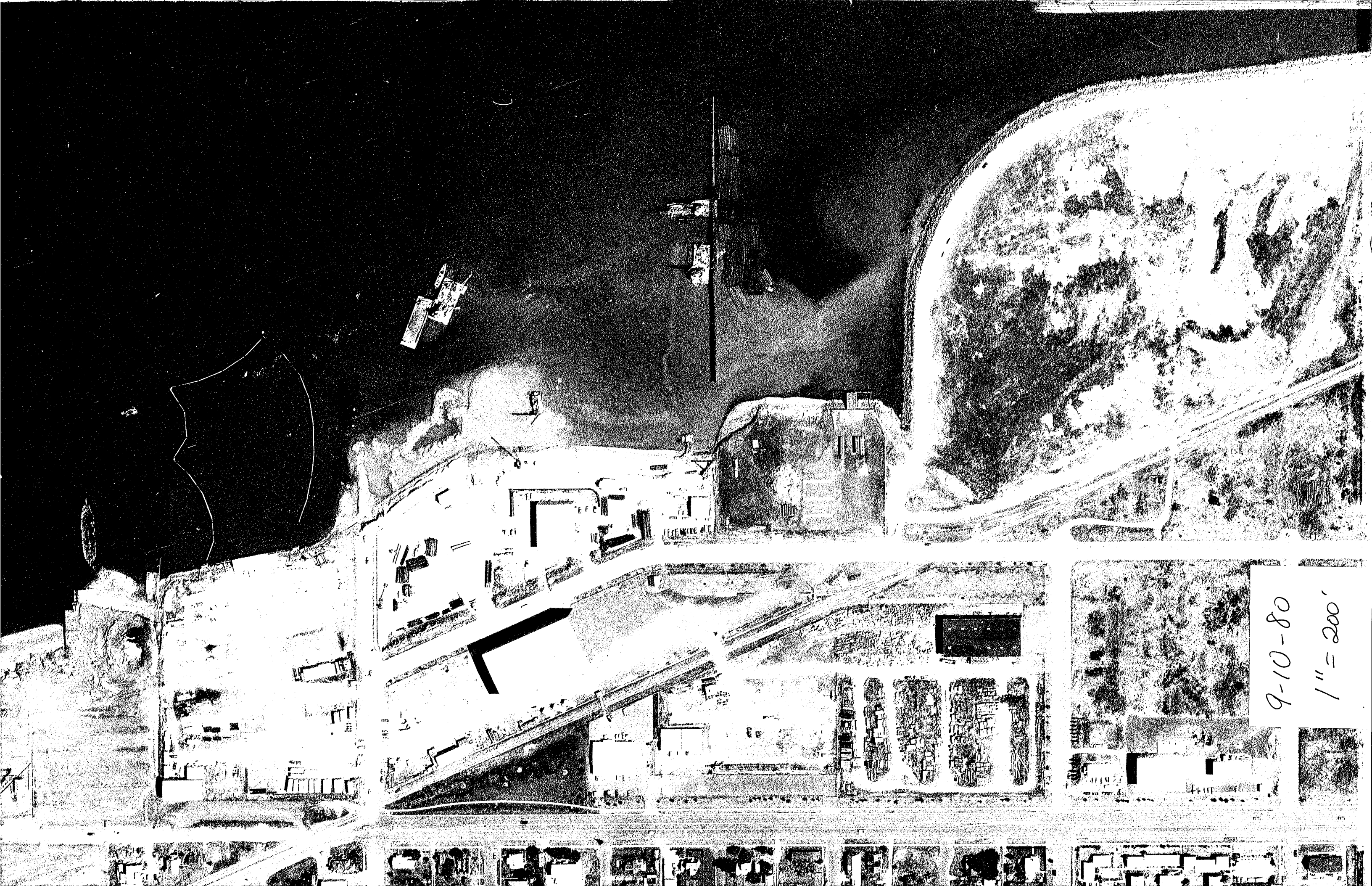
1969



6-10-74
1" = 200'

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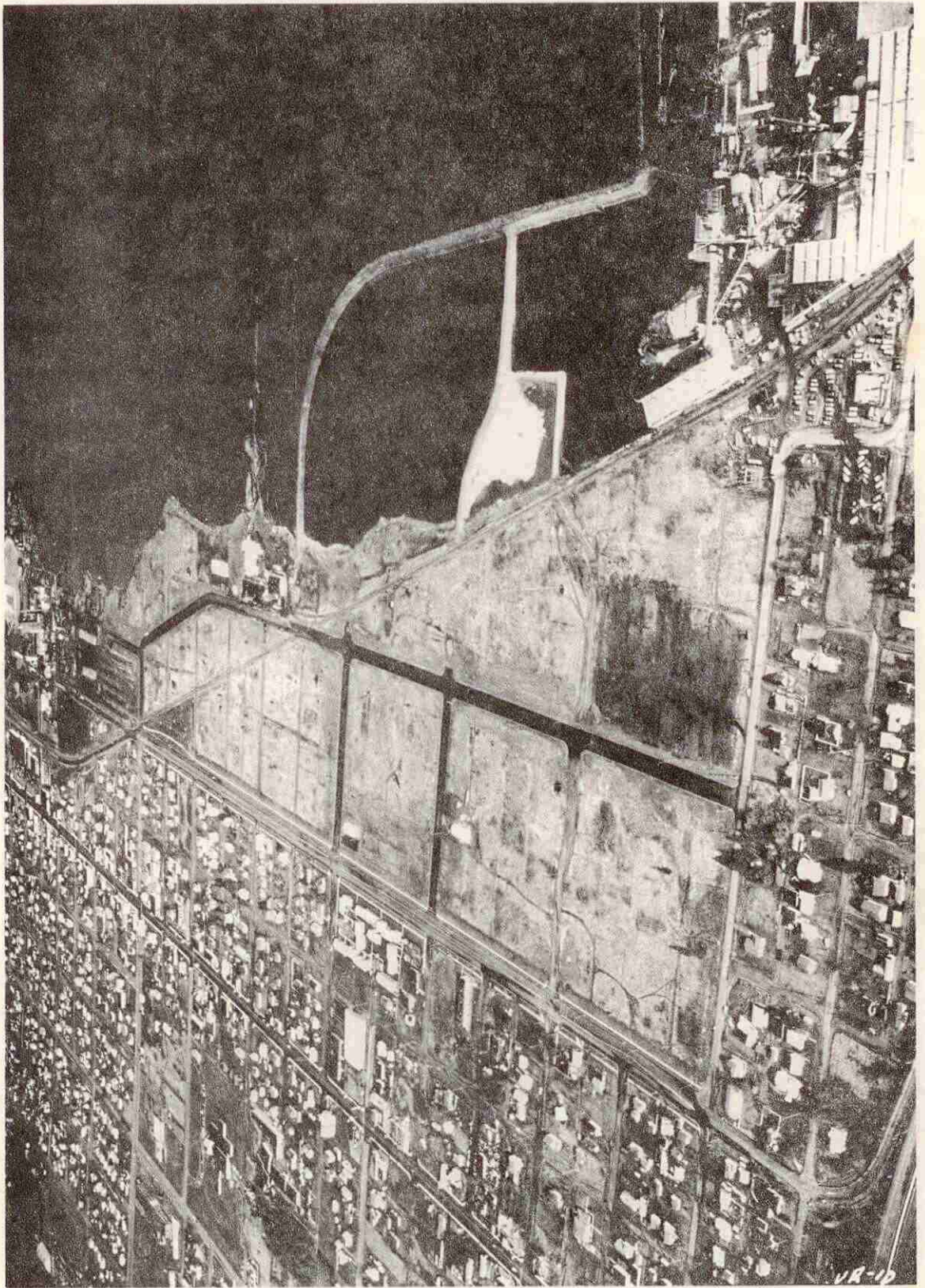
9-10-80

1" = 200'



UNIVERSITY OF CALIFORNIA
STADIUM
FACILITY
RECONSTRUCTION
PROJECT
PHASE I
CONSTRUCTION
SCHEDULE
1968-1972

6-18-85
1" = 200'



PROJECT AREA SHOWING H.U.D. INDUSTRIAL AREA AND SEAWALL