

ENVIRONMENTAL ASSOCIATES, INC.

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May 6, 2010

JN-28275-5

Toxics Cleanup Program
Washington State Department of Ecology
3190 - 160th Avenue SE
Bellevue, Washington 98008-5452

**RE: 90-Day Site Discovery Reporting
WDOE Facility #63168342
King County Tax Parcel 732840-0740
Former Glitsa Property
327 South Kenyon Street
Seattle, Washington**

To whom it may concern:

Environmental Associates, Inc (EAI) on behalf of our Client and current owner of the above referenced property (Tenor Company, LLC.) is submitting this written notice of site discovery in fulfillment of the 90-day reporting requirements outlined in the Model Toxic's Control Act (MTCA; WAC 173-340).

On February 24, 2010, a tenant (Alaska Logistics) reported to the property owner the discovery of several buried remnants of 55-gallon drums that appeared to contain residue of solidified material. Subsequent field observations made by the property owner and supplemented by laboratory testing suggested that the solidified material appeared to be dried paint. Some of the paint was found to contain heavy metals at concentrations high enough to represent a potential leaching hazard. Heavy metals and stoddard solvent (mineral spirits) were also detected in some of the soil intermixed with the paint debris. Followup laboratory testing confirmed that some of the paint failed the Toxicity Characteristic Leaching Procedure (TCLP) which would classify the paint debris as a dangerous waste under WAC 173-303.

Specific contaminants of interest identified to date within some of the soil and/or paint waste include; stoddard solvent (mineral spirits), lead, and total chromium, all of which were confirmed to exist within some of the waste material / soil at concentrations above WDOE target compliance levels for unrestricted land use (Methods-A / B).



RECEIVED
MAY 10 2010
DEPT. OF ECOLOGY
TCP-NWRO

Tenor Company, LLC
May 6, 2010

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The paint waste intermixed with soil and the occasional remnants of additional 55-gallon drums were noted in shallow soil over the approximate area depicted on the attached site plan. A metal detector was utilized by the property owner to assist in rough delineation of the depicted area. Further site explorations are anticipated to establish the lateral limits of the impact and finalize a remediation plan, though it is tentatively anticipated that remedial action will consist of an independent cleanup action involving direct excavation of the waste and impacted soil for off-site treatment/disposal.

The source of the debris has not been conclusively established at this juncture, however a former owner / operator of the property, Far West Paint, appears to be a potential candidate for the encountered materials. Far West Paint operated on the property from approximately 1959 to 1977 and according to historical records (previous Phase-I studies) Far West is the only company known to manufacture paint on this property.

Tenor Company, LLC (the property owner) is currently receiving legal advice in regard to its desire to attempt to recover remediation costs from the suspected responsible party and/or have that entity perform the cleanup directly. No specific time line for achieving site remediation is offered at this early juncture.

A separate independent cleanup action consisting of dual-phase soil vapor and groundwater extraction, is currently ongoing in regard to stoddard solvent impacted soil and groundwater associated with an underground storage tank removed in March 2009. That release is being managed separately under Leaking Underground Storage Tank (LUST) release number 3910. Again this current discovery of old paint waste appears to be a separate issue. The attached site plan depicts the relationship between the currently ongoing LUST cleanup and the recently discovered paint-waste areas.

Additional reports will be submitted to the WDOE as further site assessment and remediation feasibility options are explored and such reports are prepared. In the interim, inquiries for additional information can be directed to the offices of Environmental Associates, Inc.

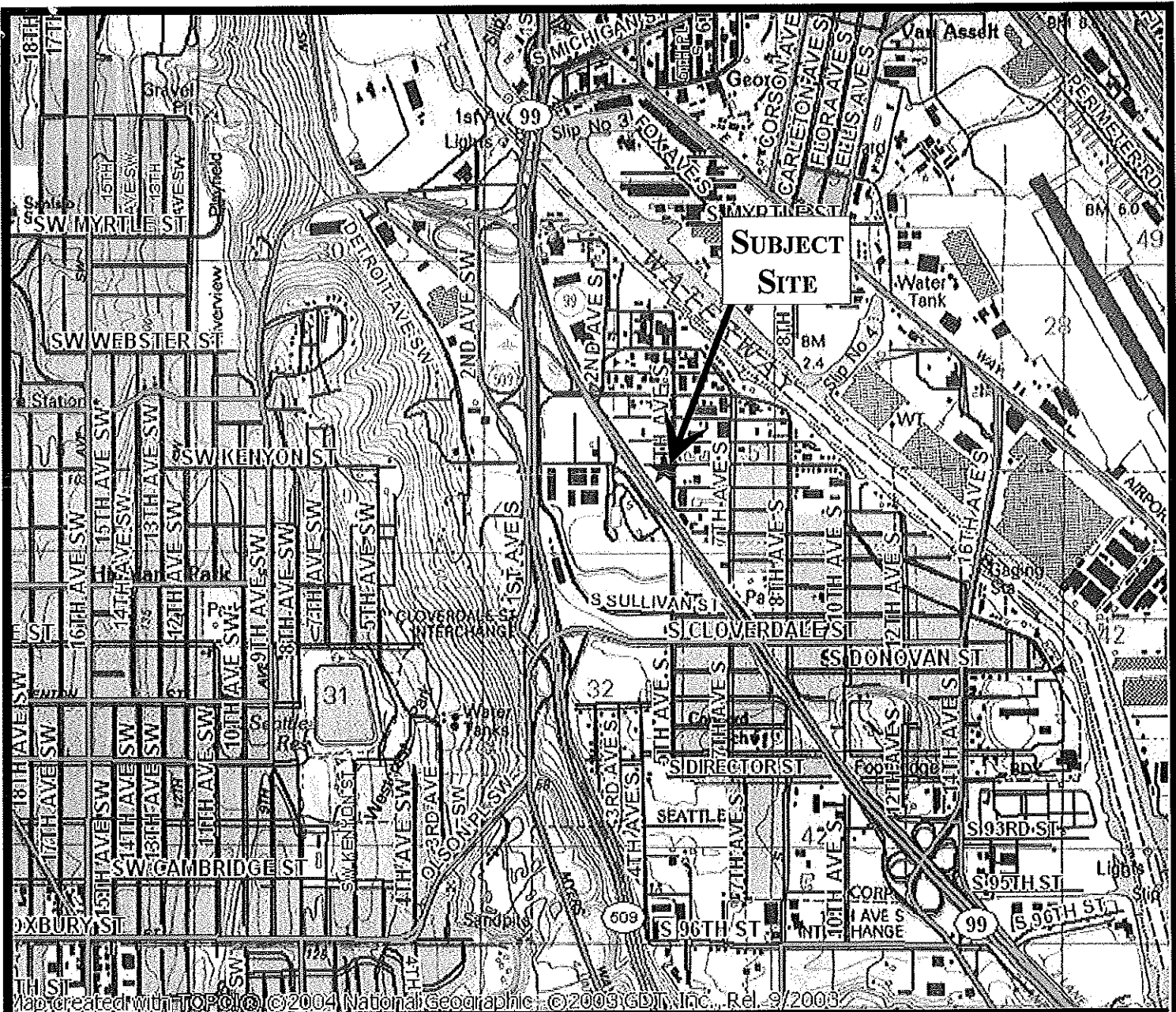
Sincerely submitted,
ENVIRONMENTAL ASSOCIATES, INC.



Robert B. Roe, Msc., LHG.
Senior Hydrogeologist
License: 1125 (Washington)



Environmental Associates, Inc.



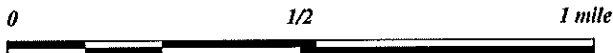
LEGEND:



Approximate Site Location



Scale



Contour Interval: 5 Meters



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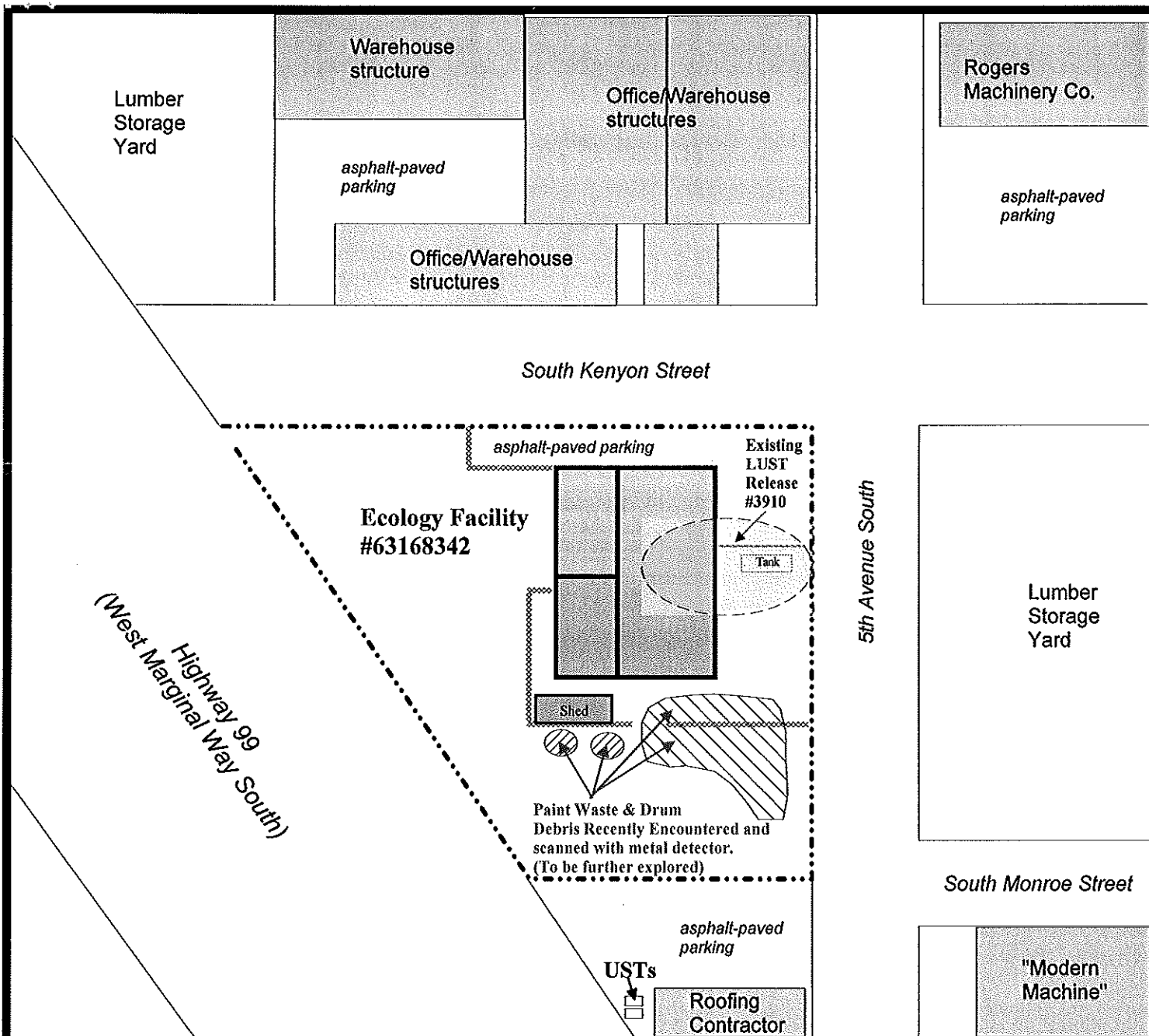
VICINITY/TOPOGRAPHIC MAP

Former Glitsa, Inc. Property
327 South Kenyon Street
Seattle, Washington

Job Number:
JN 28275-5

Date:
April 2010

Plate:
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LEGEND:

- Property boundary.
- Fence lines segregating portions of the subject property.
- ▒ Buildings / improvements.



ENVIRONMENTAL ASSOCIATES, INC.

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SITE PLAN

Former Glitsa, Inc. Property
327 South Kenyon Street
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