



Environmental Scientists, Planners and Consultants

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August 5, 2014

Mr. Chris DeWald
Proctor Investors, LLC
6622 Wollochet Drive NW
Gig Harbor, Washington 98335

Re: Remediation of arsenic-contaminated soil at the North 28th Street and North Proctor Street site in Tacoma.

Dear Chris:

The purpose of this report is to document the remediation of arsenic-contaminated soil at the North 28th Street and North Proctor Street site in Tacoma, Washington.

SITE BACKGROUND

From our report dated February 20, 2014 titled "Shallow soil sampling at the North Proctor Street site in Tacoma", shallow soil samples were collected from the following residential parcels of land (Figure 1):

- 3920 North 28th Street.
- Vacant lot between 3920 and 3916 North 28th Street.
- 3916 North 28th Street.
- 3912 North 28th Street.
- Grass strip along the side and the front of the subject parcels, along North Madison Street to the west and North 28th Street to the north.

The purpose of this sampling was to determine whether the shallow onsite soil had been adversely impacted by air emissions from the former Asarco smelter in Tacoma. These subject parcels are located in a "Level 1" area where arsenic concentrations in the soil likely exceed the Washington State Department of Ecology (Ecology) cleanup standard of 20 parts-per-million (ppm). Lead contamination above the Ecology cleanup standard of 250 ppm may also be present.

Figure 1. Site location map



Not to scale



From the report, soil samples were collected from unpaved, non-garden areas of each of the parcels, at depths of approximately 0 – 6 inches and 6 – 12 inches below grade. Each sample was a composite of soil from several random locations. From these samples, arsenic was detected at 0 – 6 inches below grade at 3916 North 28th Street at a concentration that is above Ecology's cleanup standard (see Figure 1). Other samples collected from the site, both at 0 – 6 inches and 6 – 12 inches below grade, contained arsenic and lead at concentrations that are below Ecology's cleanup criteria.

Based on these results, the report recommended that soil from 0 – 6 inches below grade throughout the entire unpaved, non-garden areas of this 3916 North 28th Street parcel be properly excavated and disposed of.

SITE REMEDIATION

On Thursday, July 10, 2014, shallow soil was excavated from the unpaved areas at 3916 North 28th Street (Figure 2). Shallow soil was also excavated from the vacant lot next door (see Figures 1 and 2).

Overall, a total of 120.99 tons of arsenic-contaminated soil was disposed of at the LRI Landfill in Graham, Washington. This disposal was conducted under Waste Disposal Authorization number 1788 issued by the Tacoma-Pierce County Health Department. Soil disposal receipts are attached as Appendix A.

Given the approximate square footage of the excavation area and the tonnage of soil disposed of, soil excavation occurred to an actual average depth of approximately 8 inches below grade across the site.

CONCLUSIONS AND RECOMMENDATIONS

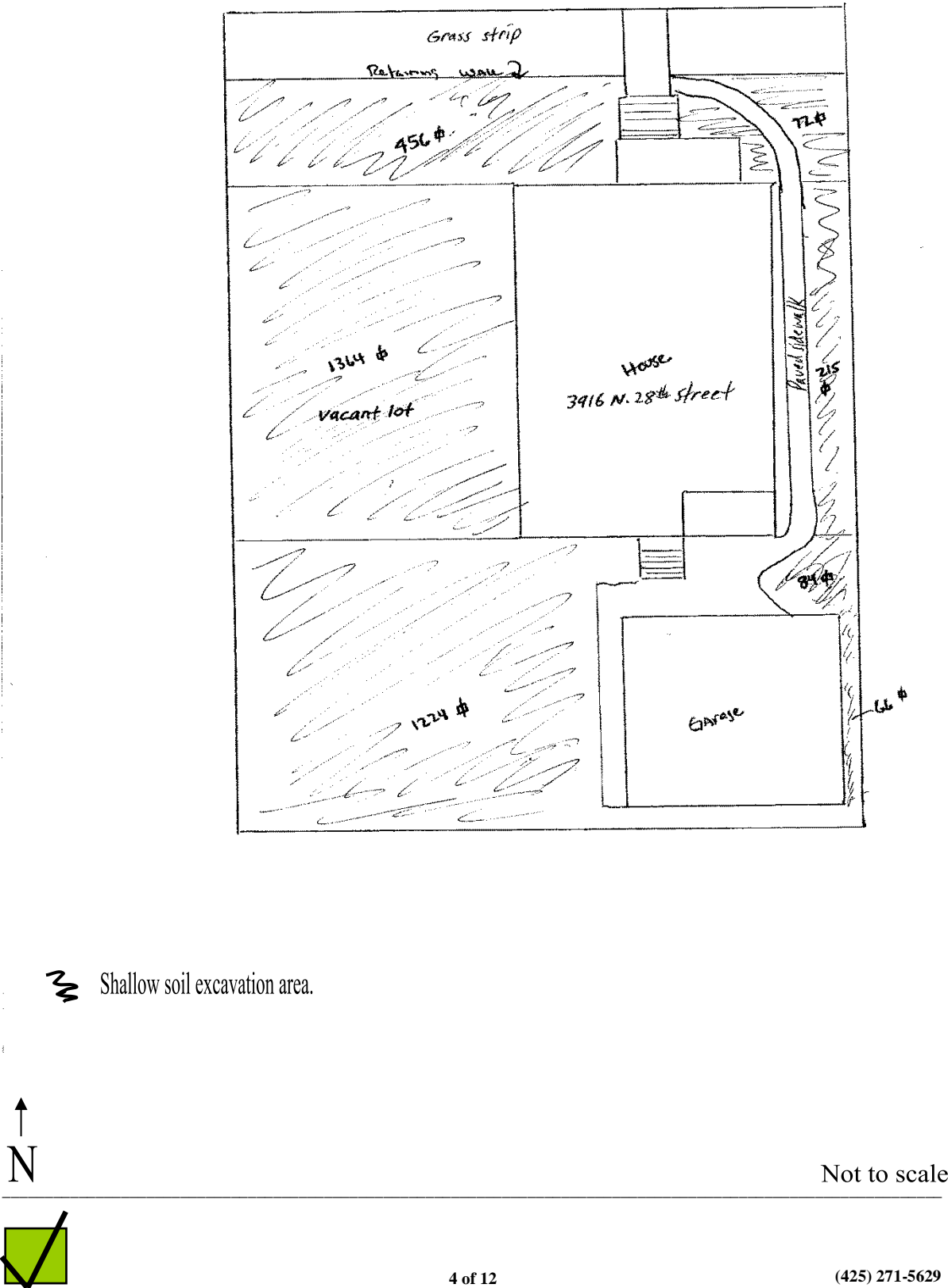
Shallow arsenic-contaminated soil was excavated from 3916 North 28th Street and the adjacent vacant lot to an average depth of approximately 8 inches below grade. This soil was disposed of at the LRI Landfill in Graham under permit issued by the Tacoma-Pierce County Health Department.

There were no soil samples collected from the over-excavation area to verify the effectiveness of the remediation work. Previous sampling at the site did not indicate the presence of arsenic or lead at concentrations above the Ecology cleanup standards at depths below 6 inches below grade.

Overall and based on the work performed and previous soil sampling results, no further environmental investigation of this subject area appears warranted.



Figure 2. Approximate soil excavation area. 3916 North 28th Street, Tacoma. July 10, 2014.



Please call me if you have any questions.

Sincerely,

ECO COMPLIANCE CORPORATION

Bill Kane

Bill Kane

President

bill@ecocompliance.biz

Attachment



APPENDIX A

SOIL DISPOSAL RECEIPTS





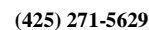
Truck Hours:

19

Reason:

Print Name: _____

Signature of this truck invoice will be considered your notice of our intent to lien this project, if necessary. Interest at 1 1/2% per month will be charged on all past due accounts. Charges are due by the tenth of the month following date of this billing.





Date:	7/10/14	Invoice No:	47096
Truck No:	18	Truck Type:	
Truck Rate:		Trailer:	
Truck Hours:		Driver Hours:	

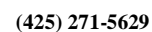
Customer: <u>RUSH</u>	Job Address:
Billing Address:	Job Number:

Start:	Stop:	Lunch:	Downtime:	Reason:
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[illegible]

Driver's Signature:	Print Name:	Authorized Co. Rep. Signature:	Print Name:
X _____	_____ / _____	X _____	_____ / _____

Signature of this truck invoice will be considered your notice of our intent to lien this project, if necessary. Interest at 1-1/2% per month will be charged on all past due accounts. Charges are due by the tenth of the month following date of this billing.



000180 RUSH COMMERCIAL
6622 WOLLOCHET DR NW
GIG HARBOR WA 98335

SITE		TICKET		GRID		WEIGHMASTER	
39		320060				Dana	
DATE IN		DATE OUT		TIME IN		TIME OUT	
07/10/14		07/10/14		11:18		11:36	
				VEHICLE		ROLL OFF	
REFERENCE				ORIGIN			
TIM				OTHER			

Scale 1 Gross Wt.	102960	LB
Scale 2 Tare Wt.	42500	LB
Net Weight	60460	LB

Inbound - Charge ticket

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
30.23	TON	B3 SOIL DISPOSAL-OC				

Operating hours 8AM to 4PM M-F & 8AM to Noon on Sat.
304th Landfill-30919 Meridian/SR 161, Graham, WA

PO #	WDA 1788
NOTES	HARLOW 14

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

202.TS TO REORDER CONTACT NORTH STAR FORMS, LLC (877) 499-0492

SIGNATURE



000186 RUSH COMMERCIAL
6622 WOLLOCHET DR NW
GIG HARBOR WA 98335

SITE	TICKET	GRID		WEIGHMASTER	
39	320009			Dana	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
07/10/14	07/10/14	08:38	09:06		
REFERENCE		ORIGIN			
TOM		OTHER			

Inbound - Charge ticket

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
29.78	TON	33 SOIL DISPOSAL-OC				

NET AMOUNT

TENDERED

CHANGE

CHECK NO. _____

202.TS TO REORDER CONTACT NORTH STAR FORMS, LLC (877) 499-0492

SIGNATURE _____



PCRCD, LLC dba LRI-304th
17925 Meridian St E
Puyallup, WA 98375

000186 RUSH COMMERCIAL
6622 WOLLOCHET DR NW
GIG HARBOR WA 98335

SITE	TICKET	GRID		WEIGHMASTER	
39	320058			Dana	
DATE IN	DATE OUT	TIME IN	TIME OUT	VEHICLE	ROLL OFF
07/10/14	07/10/14	11:17	11:34		
REFERENCE		ORIGIN			
TOM		OTHER			

Scale 1 Gross Wt. 109360 LB
Scale 2 Tare Wt. 40640 LB
Net Weight 68720 LB

Inbound - Charge ticket

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
34.35	TON	33 SOIL DISPOSAL-JC				

Operating hours 3AM to 4PM M-F & 8AM to Noon on Sat.
304th Landfill-30919 Meridian/SR 161, Graham, WA

PO # WDA 1788
NOTES HARLOW 18

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

202 TS TO REORDER CONTACT NORTH STAR FORMS, LLC (877) 466-0492

SIGNATURE _____



000186 RUSH COMMERCIAL
6622 WOLLOCHET DR NW
GIG HARBOR WA 98335

SITE		TICKET		GRID		WEIGHMASTER	
39		320003				Dana	
DATE IN		DATE OUT		TIME IN		TIME OUT	
07/10/14		07/10/14		08:30		08:54	
REFERENCE				ORIGIN			
TIM				OTHER			

Scale 1 Gross Wt.	95820	LB	Inbound - Charge ticket
Scale 2 Tare Wt.	42580	LB	
Net Weight	53240	LB	

QTY.	UNIT	DESCRIPTION	RATE	EXTENSION	FEE	TOTAL
26.62	TON	83 SOIL DISPOSAL-OC				

Operating hours 8AM to 4PM M-F & 8AM to Noon on Sat.
304th Landfill-30919 Meridian/SR 161, Graham, WA

PO #	WDA 1788
NOTES	HARLOW 14

NET AMOUNT
TENDERED
CHANGE
CHECK NO.

SIGNATURE

