

**Responsiveness Summary
Aladdin Plating
1657 Center Street
Tacoma, Washington**

**Facility Site Number 1277
Cleanup Site Number 3257**

**Washington State Department of Ecology
Southwest Regional Office
Toxics Cleanup Program**

Cleanup Project Manager: Mohsen Kourehdar
Public Involvement Coordinator: Diana Smith

We received one comment during the May 8 – June 8, 2015 public comment period on the Aladdin Plating remedial investigation (RI) report, feasibility study (FS), draft cleanup action plan (CAP), and State Environmental Policy Act (SEPA) checklist and determination. We are now finalizing the documents, which you can review in the site file and online at <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3157>.

Comment from George Nyffler (via email)

I am interested in the purchase of this property but I am concerned about future liability. Is it possible to have documentation drawn-up that would state that I had nothing to do with the initial contamination and will not be held responsible for the thoroughness of the cleanup. It bothers me that "common sense" doesn't always prevail when it comes to suing a new property owner for the sins of any previous owners. Also, is the "hazardous materials" cleanup limited to the property owned by Pierce County or does the cleanup include ALL traces of hazardous material associated with the Aladdin Plating Co.? It seems to me, that if a source of environmental contamination is identified and quantified, that all traces of it would be remediated regardless of any imaginary borders or property lines.

Anyway, I'm interested in the property at 1657 S Center St. in Tacoma and would appreciate being kept in the loop until it is finally sold.
Thank you for your time and consideration.

George Nyffler

Response (via email)

Thank you for your email.

You are correct; a cleanup site is defined by the extent of contamination, not property boundaries. The cleanup action Ecology will be conducting at Aladdin Plating will excavate all the contaminated soil and replace it with clean soil. Ecology will hire a consultant to monitor the

groundwater for at least two years to make sure that groundwater becomes free of contamination. Ecology will need time to evaluate the effect of contaminated soil removal on groundwater. After all state cleanup levels are met; we will remove the site from the [Hazardous Sites List](#).

This year we will hold a public comment period on the engineering design report for this site. We have added you to the contact list for that, as well as for any other updates about the site. We will also post updates to our Aladdin Plating cleanup website at <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=3257>.

Since Pierce County is the property owner, you can contact them about potentially buying the property and if they can indemnify you. Please contact Michael Gonzales, Pierce County Facility Management, at 1102 Broadway, Suite 302, Tacoma, WA 98402.

Please contact me if you have further questions or to get updated information.

Sincerely,

Mohsen Kourehdar, P.E.
Cleanup Project Manager