



ecology and environment, inc.

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International Specialists in the Environment

TECHNICAL ASSISTANCE TEAM

SITE ASSESSMENT REPORT
MARALCO ALUMINUM
KENT, WASHINGTON

TDD T10-8705-003

REPORT PREPARED BY: ECOLOGY AND ENVIRONMENT, INC.
PROJECT MANAGER: THOMAS ASHLEY
DATE: OCTOBER 1987

SUBMITTED TO: CARL G. KITZ, DEPUTY PROJECT OFFICER
SUPERFUND REMOVAL AND INVESTIGATION SECTION
U.S. ENVIRONMENTAL PROTECTION AGENCY
REGION X
SEATTLE, WASHINGTON



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Site Assessment Report For Maralco Aluminum Kent, Washington

TDD T10-8705-003

Site Name/Address:

Maralco Aluminum
Post Office Box 1167
7730 South 202th Street
Kent, Washington 98032-3167

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Date of Site Assessment:

June 25, 1987 (0800 to 1900 hours)

ABSTRACT

Pursuant to Technical Direction Document T10-8705-003, the Ecology & Environment, Inc. Technical Assistance Team performed a site assessment of Maralco Aluminum. The assessment was designed to verify the need for removal of several potentially hazardous by-products of the refining process located on the premises of this abandoned aluminum recycling/refining facility.

To accomplish this objective, a sampling plan was developed to characterize the by-products located on site and assess the possible off-site migration of these compounds.

The four compounds of primary interest (black dross, KBI dross, aluminum oxide and baghouse dust) displayed concentrations of priority pollutant metals which exceeded applicable background soil concentrations by up to three orders of magnitude. These compounds were generally characterized by antimony concentrations from 2.9 to 107 ppm, chromium concentrations from 21 ppm to 975 ppm, copper concentrations from 198 to 27,800 ppm, lead concentrations from 241 ppm to 861 ppm, nickel concentrations from 15 ppm to 438 ppm, and zinc concentrations from 1760 ppm to 16,500 ppm.

Sediment samples collected from the seasonal creek which trisects the Maralco premises indicated contamination of the creek by the black dross and/or aluminum oxide piles located immediately adjacent to it. In addition, the off-site migration of these compounds via the creek was analytically substantiated.

Ninety-six-hour fish toxicity tests conducted on samples of the KBI dross and baghouse dust resulted in mortality rates of 90% and 96% respectively, at the 100 ppm level, and a mortality rate of 100%, in both cases, at the 1000 ppm level. A 96-hour fish toxicity test conducted on an undiluted sample of surface water collected from the creek adjacent to the black dross pile resulted in a mortality rate of 100%.

Results of aqueous samples collected from a holding pond on site and the creek revealed concentrations of lead which exceeded Primary Drinking Water Standards and arsenic concentrations in excess of the Water Quality Criteria.

Sb
Cr
Cu
Pb
Ni
Zn
Id (see next page)

1.0 INTRODUCTION

Maralco Aluminum came to the attention of the U. S. Environmental Protection Agency (EPA) as a result of the expressed concern of the City of Kent. This abandoned aluminum recycling facility was originally identified as a potential environmental and health hazard by the City of Kent Fire Department in the course of a routine annual fire prevention inspection. Subsequent investigations by the City of Kent Engineering Department and the Washington State Department of Ecology (Ecology) were undertaken to assess the structural integrity of the Maralco Aluminum (Maralco) facilities and the potential for adverse environmental impact posed by several by-products and wastes stored on site (1,2).

The City of Kent Engineering Department inspection found the west wall of the 45,000 sq. ft. refinery structurally unsound. Accordingly, access to this building was limited (1).

The Ecology site inspection revealed that the black dross (the primary by-product of the refining process in terms of volume) "stored" on site contained appreciable concentrations of various priority pollutant metals including cadmium, chromium and lead. A discrete sample of pooled runoff from the black dross pile collected by Norm Peck of Ecology revealed cadmium (2.3 ppm), chromium (1.5 ppm), copper (1310 ppm), lead (7.9 ppm) and zinc (13.5 ppm) (3). The concentrations of cadmium and lead expressed above exceeded the EP Tox hazardous waste criteria for these metals of 1 ppm and 5 ppm, respectively (4).

In addition to the estimated 50,000 tons of black dross, other potentially hazardous substances located on site include; 500 lbs of baghouse dust, 10 tons of dross allegedly from Kaweck-Berylco, Inc., of Wenatchee, WA (KBI dross), and 5000 tons of aluminum oxide (5).

Pending the resolution of bankruptcy litigation initiated by Maralco ownership in May of 1983, the State of Washington has assumed the cost of site stabilization. Although the original scope of the stabilization included black dross disposal, funding constraints limited the stabilization to control of site drainage only. The stabilization was completed in July of 1987 at a cost of approximately \$60,000 and involved: diversion of the seasonal creek which trisects the site to a location where runoff from the black dross pile is precluded, construction of a berm around the black dross pile to contain future runoff, and installation of gutters and trenches which facilitate the flow of uncontaminated site runoff to the storm sewer system (3).

In May of 1987, the Region 10 Superfund Removal and Investigation Section (SRIS) tasked the Ecology and Environment, Inc., (E&E) Technical Assistant Team (TAT) to perform a site assessment under Technical Direction Document

(TDD) T10-8705-003. The purpose of the assessment was to characterize the potentially hazardous substances stored on site and document conditions that may warrant a removal action.

2.0 OWNER/OPERATOR

Maralco Aluminum Company, Inc. and associated assets currently constitute a bankruptcy estate under the protectorship of the U.S. Bankruptcy Court. The court appointed bankruptcy examiner is Mr. Quentin Steinberg. The owners of Maralco Aluminum, Mr. Nace Halpin and Mr. Jack Lyon, initiated the bankruptcy proceedings in May of 1983. The primary creditor and mortgage holder, Seattle First National Bank, has taken an active interest in the site (5,6).

3.0 LOCATION

Maralco Aluminum is located in the NW 1/4 of the SE 1/4 of section 1, Township 22 North, Range 4 East, in King County Washington. The street address is 7730 South 202nd Street, Kent, Washington (see Figure 1).

4.0 DESCRIPTION OF SITE AND SURROUNDING AREA

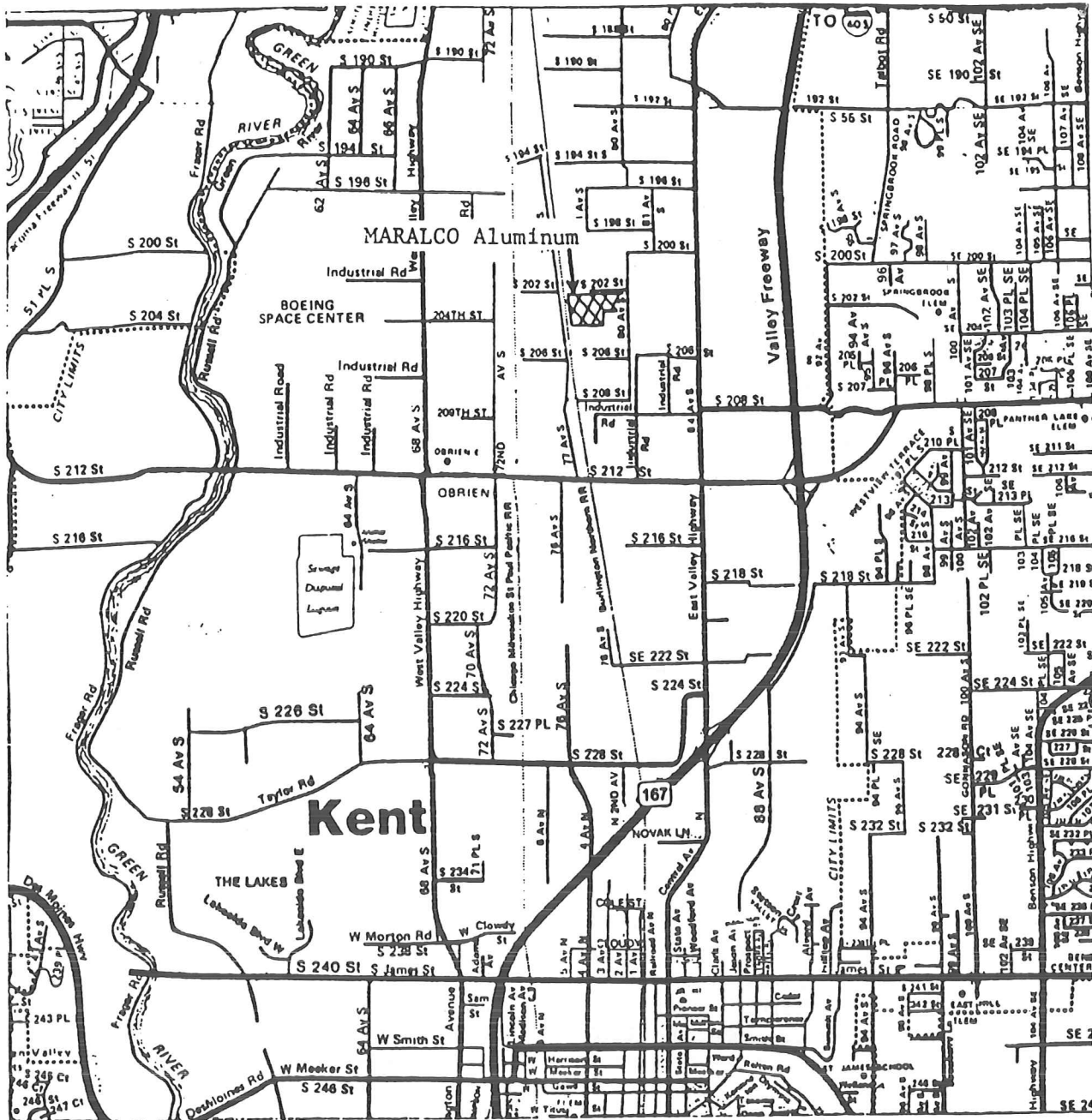
Maralco Aluminum occupies a 13-acre site in a high density industrial area approximately 2 miles north of the City of Kent proper. The site contains a large building (45,000 sq. ft.) where the refining process took place, including some raw materials storage, and two mobile homes which served as the business office and locker room facility (see Figure 2) (7).

The site also contains a residence, which is currently inhabited by Mr. Philip Stansfeld, Metallurgical Engineer and former Production Manager of Maralco. There are no other inhabited residences within 1/4 mile of the site. The site is bordered on the south side by a cedar lumbermill and a vacant lot, on the east side by a warehouse and 80th Avenue South, and on the north side by South 202nd Street. Burlington Northern Railroad tracks form the western border of the site.

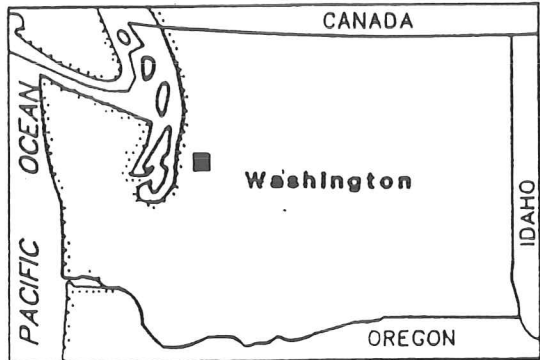
5.0 TOPOGRAPHY AND DRAINAGE

The site displays a gently undulating topography and is trisected by a seasonal creek which flows intermittently from September to early June (7).

The western one-third of the site displays the greatest elevation above the creekbed, approximately 12 feet, and is occupied by the refinery, business office/locker room and a parking lot. Prior to the completion of the state funded site stabilization, the runoff from the buildings and parking lot was directed to the storm sewer system, and all other site runoff, including that from the black dross and aluminum oxide piles, was directed to the creek.



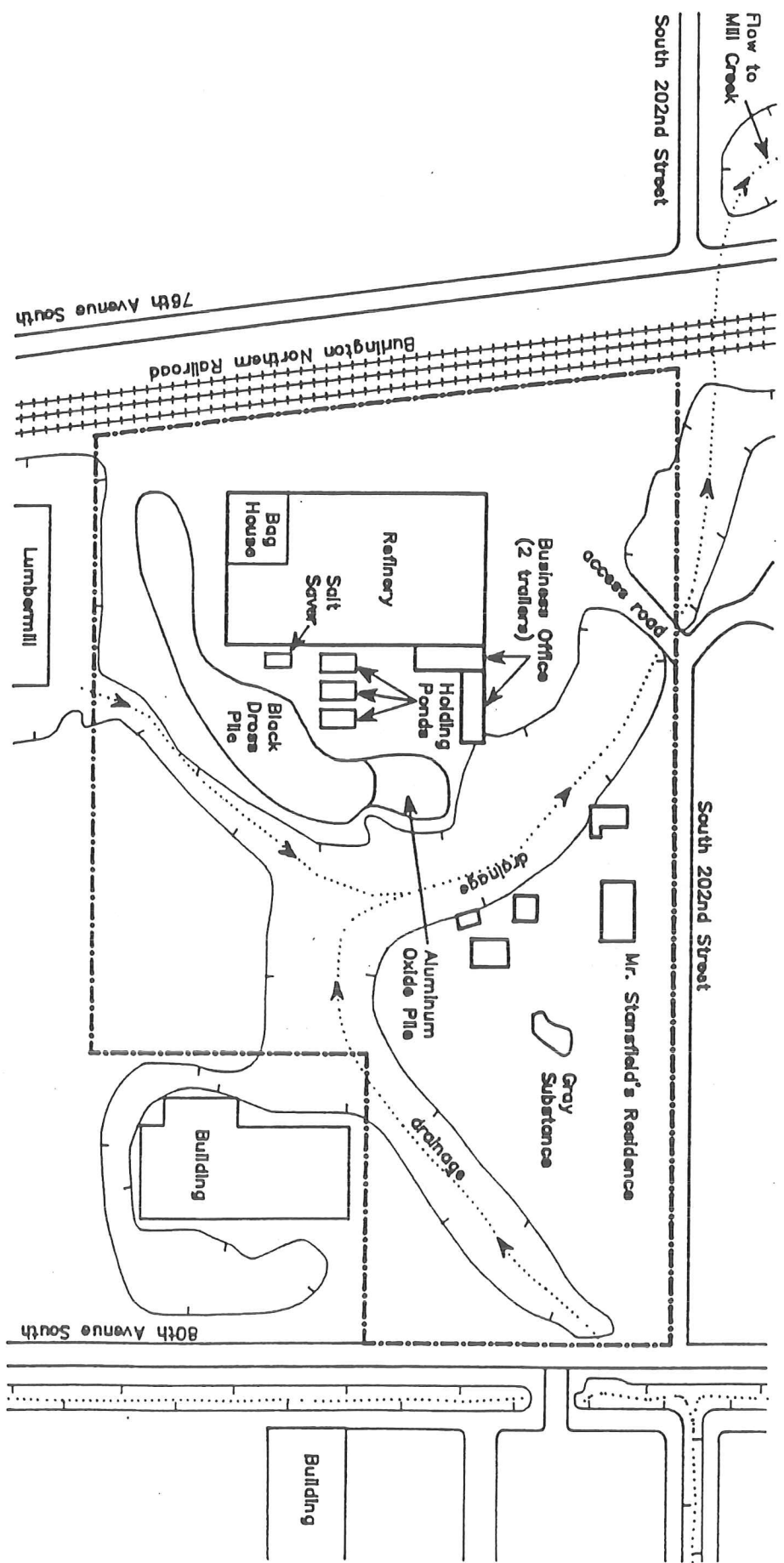
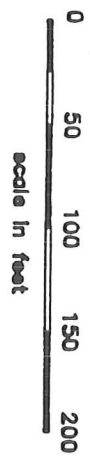
Scale: 1 Inch = 1/2 Mile



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Job: T10-8705-003	Waste Site: WA0518
Drawn by: TA	Date: Sept. 23, 1987

FIGURE 1
SITE LOCATION
MARALCO ALUMINUM COMPANY
Kent, WA

- LEGEND**
- Site boundary
 - Drainage direction
 - ▭ Depressed area



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Drawn by: D. P.	Date: Oct. 8, 1987

**FIGURE 2
SITE MAP**

The aluminum production industry is composed of two types of aluminum producers. The "primary" aluminum industry consists of large facilities which produce aluminum from bauxite ore, and those facilities which produce large quantities of various alloy types. The "secondary" industry, of which Maralco is a constituent, is composed principally of aluminum recyclers and other smaller facilities which use scrap metal, dross and used beverage containers (UBCs) as raw materials to produce specific alloys. The variety of alloys that these smaller facilities can produce is limited by the

8.0 PROCESS DESCRIPTION

Maralco Aluminum was an aluminum recycling/refinery facility that produced aluminum alloy ingots from 1980 to 1986, using aluminum cans and copper and zinc scrap as the primary raw materials. Approximately two-thirds of Maralco's production over this time period was consumed by foreign markets located about the Pacific Rim, the residual one-third was consumed domestically. The facility was abandoned in November of 1986 (7).

7.0 OVERVIEW OF OPERATIONS AND SITE HISTORY

Both the Maralco production facility and the residence occupied by Mr. Stansfeld obtained their fresh water supply from the city of Kent water system (7).

The regional ground water flow system in the Kent Valley is characterized by recharge within the uplands and discharge to the Green River. White River Alluvium is not considered to be a major ground water source in the Kent area because of its relatively low permeability and poor water quality. Many of the wells for which data are available exhibit a sulfur odor, natural gas (methane), and/or high iron concentrations in the water (8).

White River Alluvium is the collective designation for the valley fill deposits that occur throughout the Kent Valley and beneath the Maralco Aluminum site. The alluvium consists predominantly of sand, silt and clay with occasional layers of sandy gravel to depths of over 360 feet in the site vicinity. Typically the upper 20 to 50 feet contain more discontinuous lenses of silt, clay and peat (8).

Maralco Aluminum is near the north-south axis of the Duwamish (Kent) Valley, a former embayment of Puget Sound. The east and west margins of the valley are defined by a dissected drift plain with elevations 350 to 600 feet above the valley floor. The valley is partially filled with sequences of recent alluvial and lacustrine deposits. These deposits are typically fine to medium grained sand, silt, peat silt, and clay. The average depth to bedrock is estimated to exceed 500 ft. (8).

6.0 GEOLOGY AND HYDROGEOLOGY

type of raw materials used and the nature and flexibility of the applied refining process (7).

Maralco produced A380 series aluminum alloys. These alloys were used for die-casting applications (e.g. "mag" wheels) and were chemically characterized by a 1-4% copper content, an 8-12% silicon content, and a 0.5-3% zinc content (7).

At Maralco, UBCs, machining scrap, and KBI (Kawecki-Berylco, Inc.) dross were used as sources of metallic aluminum. Kawecki-Berylco, Inc. is a producer of aluminum master alloys located in Wenatchee, WA. The required copper and zinc were obtained in the form of machining scrap from various scrap metal dealers and silicon was procured directly from silica mining facilities. These elements were combined with salt (40% KCl, 60% NaCl) and processed (in batch) in two rotary barrel furnances (7).

The salt performs two important functions in the aluminum refining process. First, it coats liquid aluminum and thereby provides a barrier against oxidation of the metal. Secondly, it acts as a fluxing agent which removes non-metallic residues and metal oxides from the liquid metal. The salt, non-metallic residues and metal oxides, form a separate liquid phase which floats on the liquid metal. This separate phase is called slag or black dross and is the primary waste generated by the process (7,9).

Most of the black dross generated by Maralco was apparently disposed of on site. However, some was processed to recover the salt component for reuse in the rotary furnaces.

Salt was recovered from the black dross in a process called a "Salt Saver". In the initial step of this process, the dross was combined with water in three holding ponds located east of the refinery where the water soluble constituents of the dross, primarily the KCl and NaCl, were separated from the water insoluble constituents, primarily the metal oxides. The brine containing the water soluble compounds was subsequently flashed over a bed of hot salt to remove the water and thereby recover the salt in solid form. The insoluble metal oxide residues (primarily aluminum oxide) from the holding ponds were also disposed of onsite (7).

After removal from the rotary barrel furnaces, the liquid aluminum was transferred to two reverb furnaces, where the chemical composition of the alloy was fine-tuned by the addition of the required trace elements, and subsequently poured into ingots. Particulates were removed from the rotary barrel furnace gasses by a baghouse located in the southwest corner of the refinery (7).

9.0 TAT FIELD ACTIVITY

The E&E TAT arrived at the Maralco Aluminum facility at 0800 hours on June 25, 1987, and was granted access to the property by Mr. Jeff Reynolds, a Seafirst Bank representative. Ecology representatives Mr. Gary Bruger and Mr. Norm Peck were also on site at that time overseeing the state-funded site stabilization.

Mr. Reynolds and Mr. Peck accompanied the TAT on an initial site tour. During the tour, the refining by-products that were the focus of the site assessment were located and inventoried. The black dross and aluminum oxide piles were located east of the refinery building, immediately adjacent to the creek. In areas where the creek had been pumped dry to facilitate stabilization, the creek bed exhibited a layer of black sediment which resembled the dross. In some locations the black sediment was over six inches in depth.

The KBI dross was located in a concrete bin inside the refinery in the southwest corner of the building. Adjacent to the bin was the baghouse which removed particulate from the process gasses. Baghouse dust was found in each of eight metal ash receptacles below the baghouse hoppers.

Immediately following the initial site tour, at approximately 1100 hours, Mr. Reynolds left the site. For the remainder of the day the TAT collected samples of the refining by-products, on and off-site water, sediment and soil samples, and samples of other apparent waste products found on site (e.g., brine from one of the three Salt Saver holding ponds, an unknown gray substance located east of the Stansfeld residence, and a yellow area near the black dross pile).

10.0 SAMPLING PROGRAM

10.1 Previous Sampling

Samples of the black dross, baghouse dust and aluminum oxide were collected by Maralco in February and July 1986 and were analyzed for extractable metals in accordance with the EP Toxicity procedure (10). The results did not exceed EP Tox hazardous waste criteria (4,5). A ninety-six-hour fish toxicity test conducted on a sample of the baghouse dust resulted in mortality rates of 96% at the 100 ppm level and 100% at the 1000 ppm level (5,11).

Ninety-six-hour fish toxicity tests were also conducted on samples of the KBI dross and water from the creek by Ecology. The 96-hour fish toxicity test conducted on the KBI dross resulted in mortality rates of 90% and 100% at concentrations of 100 ppm and 1000 ppm, respectively (3,11). An undiluted sample of surface water collected from the creek adjacent to the black dross pile resulted in a mortality rate of 100% (3,11).

10.2 E&E Sampling Program

E&E's sampling program was designed to chemically characterize the refining by-products located on site and assess the extent of their migration. Sampling locations are shown in Figure 3.

Due to the nature of the refining process the associated by-products or wastes could not be expected to be chemically homogeneous, therefore composite samples were collected of the black dross, aluminum oxide, KBI dross and baghouse dust. For descriptive purposes these samples were designated C1 through C4, respectively, on Figure 3. Each composite was formed from a minimum of 4 discrete samples of equal volume.

Five soil and four sediment samples were collected to characterize the extent of contaminant migration from the dross and aluminum oxide piles. The five soil samples (S1 through S5 on Figure 3) were composites, each formed from equal volumes of soil from a minimum of 5 discrete locations. The background soil sample (S5) was collected from a vacant lot north of the northeast quadrant of the site. Four sediment grab samples were collected at various locations along the creek channel (samples B1 through B4 on Figure 3). The background sediment samples (B3 & B4) were collected adjacent to the culvert under 80th Avenue South where the creek enters the Maralco premises.

Surface water grab samples were collected from the creek at a point immediately adjacent to the black dross pile (sample A1) and further downstream, at an off-site location near the facility parking lot (sample A2). As the creek was not flowing at the time, these samples were collected from shallow pools in the creekbed. These samples were collected from the same locations as sediment samples B1 and B2. The lack of flow displayed by the creek precluded the acquisition of appropriate surface water background samples.

Grab samples were also collected at three other locations on the Maralco premises. These were:

- a) A pile of gray sandy material, similar in appearance to black dross, located in the north east quadrant of the site, approximately 40 yards due east of Mr. Stanfeld's residence (sample G1).
- b) A yellow colored area of the black dross. These yellow "spots" were randomly distributed throughout the black dross pile (sample G2).
- c) The supernatant, or brine, from one of the three Salt Saver holding ponds east of the refinery (sample G3).

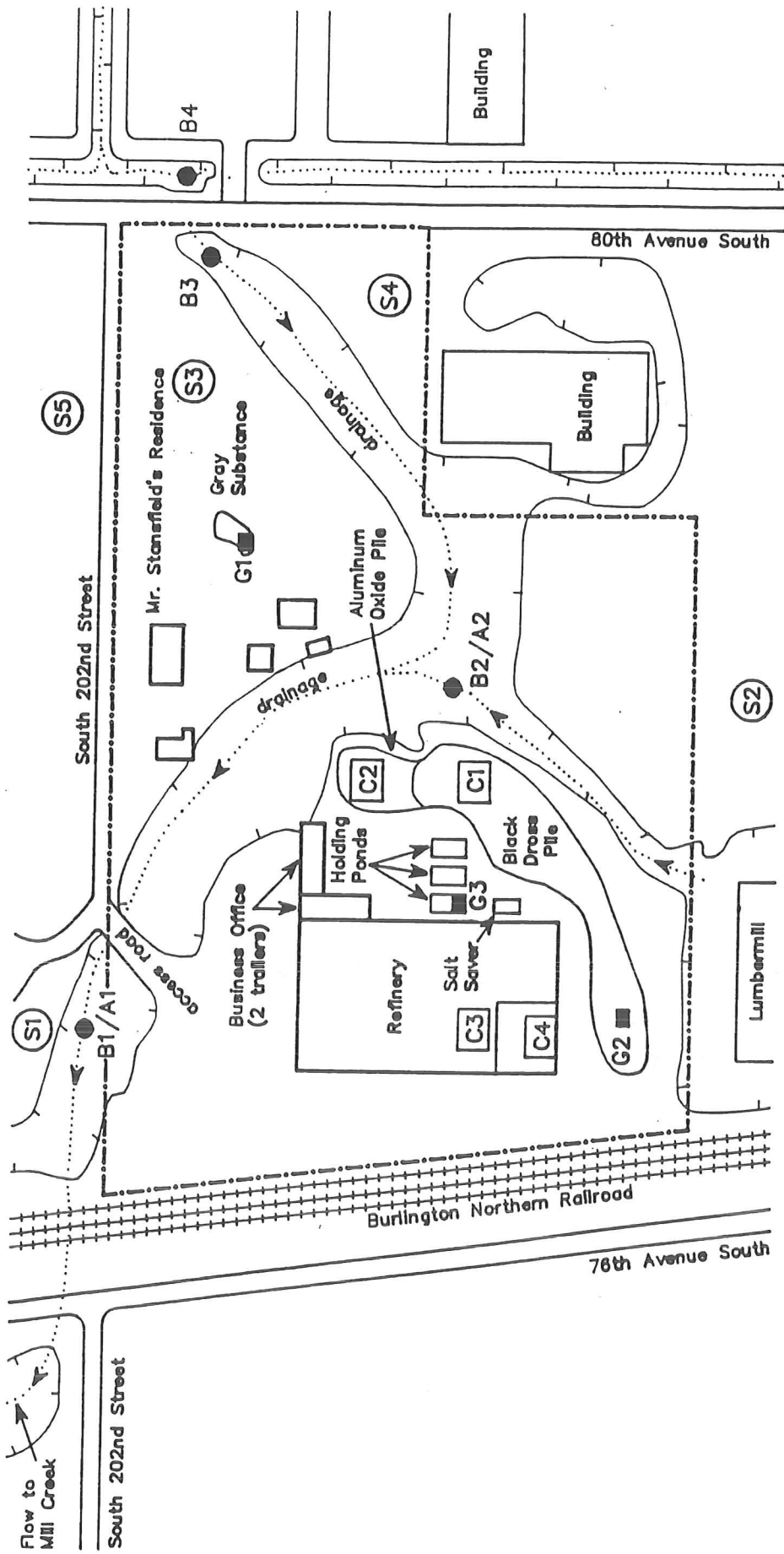


FIGURE 3
SAMPLING LOCATIONS
 MARALCO ALUMINUM COMPANY

All samples collected were analyzed for total priority pollutant metals. The solid, soil and sediment samples were also analyzed for leachable metals in accordance with the EP Tox procedure (12).

11.0 RESULTS AND DISCUSSION

11.1 Refining By-Product and Soil Sampling Results

11.1.1 Priority Pollutant Metals Analyses

Tables 1A and 1B present the results of priority pollutant metals analyses of the refining by-products and soil samples. The background soil sample (S5) showed antimony at a concentration of <0.5 ppm, chromium at 11 ppm, copper at 18 ppm, lead at 27 ppm, nickel at 14 ppm, and zinc at 66 ppm. Elevated levels of these six metals characterized the refining by-products and provided a "fingerprint" which was used to identify contaminant migration.

The refining by-products were generally characterized by antimony concentrations from 2.9 ppm to 107 ppm, chromium concentrations from 21 ppm to 975 ppm, copper concentrations from 198 ppm to 27,800 ppm, lead concentrations from 241 ppm to 861 ppm, nickel concentrations from 15 ppm to 438 ppm, and zinc concentrations from 1760 ppm to 16,500 ppm. In most cases, these concentrations exceeded applicable background soil concentrations by one to three orders of magnitude.

Soil sample S2, collected south of the site, indicated a 10 ppm increase in chromium, and 11 ppm increases in copper and nickel above their respective background levels. Soil sample S3, collected from the northeast quadrant of the site, indicated a 17 ppm increase in lead concentration above background. Although both of the samples showed elevated levels of the metals specified above, the concentrations of other metals which also characterized the black dross and aluminum oxide were consistent with background levels. Accordingly, appreciable airborne migration of the black dross or aluminum oxide was not indicated.

11.1.2 EP Toxicity Analyses

The results of EP Toxicity metals analyses of the refining by-products and soil samples are presented in Tables 2A and 2B. None of the by-products or soils generated an extract which exceeded EP Tox hazardous waste criteria (4).

11.2 Sediment Sampling Results

11.2.1 Priority Pollutant Metals Analyses

Results of priority pollutant metals analyses of the sediment samples are presented in Table 3A. Background sediment samples (B3 and B4) indicated the following

TABLE 1A
 TOTAL PRIORITY POLLUTANT METALS ANALYSES OF POTENTIALLY HAZARDOUS SUBSTANCES
 FOUND AT MARALCO ALUMINUM
 JUNE 1987

SAMPLE DESIGNATION	C1	C1 (DUPLICATE)	C2	C3	C4	G1	G2
DESCRIPTION	BLACK DROSS COMPOSITE	BLACK DROSS COMPOSITE	ALUMINUM OXIDE COMPOSITE	KBI DROSS COMPOSITE	BAGHOUSE DUST COMPOSITE	GREY POWDER GRAB	YELLOW DROSS GRAB
LOCATION	PILE SOUTH AND EAST OF REFINERY	PILE SOUTH AND EAST OF REFINERY	PILE EAST OF REFINERY	PILE IN SOUTHWEST CORNER OF REFINERY	BAGHOUSE IN SOUTHWEST CORNER OF REFINERY	PILE IN NORTHEAST QUADRANT OF SITE	PILE OF BLACK DROSS SOUTH OF REFINERY
METAL	CONCENTRATION (ppm)						
Antimony	19.0	16.0	57.0	2.9	107.	3.1	20.0
Arsenic	8.6	7.2	4.1	1.5	3.8	3.9	4.5
Beryllium	6.0	7.2	26.0	3.9	< 2.0	14.0	6.0
Cadmium	7.5	6.8	3.4	13.0	19.0	1.2	4.1
Chromium	588.	637.	442.	975.	21.0	233.	186.
Copper	13,300.	27,800.	2,610.	5,120.	198.	2,190.	2,710.
Lead	861.	241.	226.	307.	587.	146.	176.
Mercury	< 0.2	< 0.2	< 0.2	0.44	0.49	< 0.1	0.27
Nickel	438.	355.	118.	81.0	15.0	110.	47.0
Selenium	< 0.3	< 0.3	< 0.3	< 0.2	1.5	< 0.3	0.48
Silver	< 3.0	< 3.0	< 3.0	< 2.0	6.9	< 3.0	< 3.0
Thallium	< 0.5	< 0.5	< 0.5	< 0.4	0.71	< 0.5	< 0.5
Zinc	7,600.	6,960.	1,760.	3,020.	16,500.	1,140.	1,130.

TABLE 1B
TOTAL PRIORITY POLLUTANT METALS ANALYSES OF SURFACE SOIL
AT MARALCO ALUMINIUM
JUNE 1987

SAMPLE DESIGNATION	S1	S2	S3	S4	S5
DESCRIPTION	SURFACE SOIL COMPOSITE	SURFACE SOIL COMPOSITE	SURFACE SOIL COMPOSITE	SURFACE SOIL COMPOSITE	BACKGROUND SURFACE SOIL COMPOSITE
LOCATION	OFF SITE - VACANT LOT NORTH OF MARALCO PARKING LOT	OFF SITE - VACANT LOT SOUTH OF BLACK DROSS PILE	ON SITE - NORTHEAST QUADRANT OF SITE	ON SITE - SOUTHEAST QUADRANT OF SITE	OFF SITE - VACANT LOT NORTH OF NORTHEAST QUADRANT OF SITE
METAL	CONCENTRATION (ppm)				
Antimony	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Arsenic	2.8	4.3	12.0	11.0	9.2
Beryllium	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
Cadmium	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Chromium	19.0	21.0	10.0	13.0	11.0
Copper	19.0	29.0	21.0	21.0	18.0
Lead	<10.0	26.0	44.0	27.0	27.0
Mercury	< 0.09	< 0.1	< 0.1	< 0.1	< 0.1
Nickel	23.0	25.0	14.0	13.0	14.0
Selenium	< 0.2	0.34	< 0.2	< 0.2	< 0.2
Silver	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
Thallium	< 0.4	< 0.4	< 0.4	< 0.5	< 0.4
Zinc	55.0	57.0	56.0	60.0	66.0

TABLE 2A
 EP TOX METALS ANALYSES OF POTENTIALLY HAZARDOUS SUBSTANCES
 FOUND AT MARALCO ALUMINIUM
 JUNE 1987

SAMPLE DESIGNATION	C1	C1 (DUPLICATE)	C2	C3	C4	G1	G2	MAXIMUM CONCENTRATION OF CONTAMINANTS FOR CHARAC- TERISTIC OF EP TOXICITY (4)
DESCRIPTION	BLACK DROSS COMPOSITE	BLACK DROSS COMPOSITE	ALUMINIUM OXIDE COMPOSITE	KBI DROSS COMPOSITE	BAGHOUSE DUST COMPOSITE	GREY POWDER GRAB	YELLOW DROSS GRAB	
LOCATION	PILE SOUTH AND EAST OF REFINERY	PILE SOUTH AND EAST OF REFINERY	PILE EAST OF REFINERY	PILE IN SOUTHWEST CORNER OF REFINERY	BAGHOUSE IN SOUTHWEST CORNER OF REFINERY	PILE IN NORTHEAST QUADRANT OF SITE	PILE OF BLACK DROSS SOUTH OF REFINERY	
METAL	CONCENTRATION IN LEACHATE (ppm)							
Arsenic	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	5.0
Barium	0.82	0.82	0.01	0.60	0.30	0.29	0.66	100.0
Cadmium	0.14	0.01	0.016	0.01	0.25	0.01	0.05	1.0
Chromium	0.10	0.08	0.05	0.047	0.024	0.03	0.014	5.0
Copper	38	27.0	6.20	13.0	0.29	1.10	2.50	N/A
Lead	1.60	1.30	0.11	0.20	0.12	0.05	< 0.05	5.0
Mercury	< 0.001	0.002	< 0.001	0.001	0.002	0.001	< 0.001	0.2
Selenium	< 0.002	< 0.002	< 0.002	< 0.002	0.004	0.002	< 0.002	1.0
Silver	< 0.01	< 0.01	< 0.01	< 0.01	0.08	0.01	< 0.01	5.0
Zinc	78.0	16.0	16.0	23.0	605.	2.20	7.70	N/A

TABLE 2B
 EP TOX METALS ANALYSES OF SURFACE SOIL
 AT MARALCO ALUMINIUM
 JUNE 1987

SAMPLE DESIGNATION	S1	S2	S3	S4	S5
DESCRIPTION	SURFACE SOIL COMPOSITE	SURFACE SOIL COMPOSITE	SURFACE SOIL COMPOSITE	SURFACE SOIL COMPOSITE	BACKGROUND SURFACE SOIL COMPOSITE
LOCATION	OFF SITE - VACANT LOT NORTH OF MARALCO PARKING LOT	OFF SITE - VACANT LOT SOUTH OF BLACK CROSS PILE	ON SITE - NORTHEAST QUADRANT OF SITE	ON SITE - SOUTHEAST QUADRANT OF SITE	OFF SITE - VACANT LOT NORTH OF NORTHEAST QUADRANT OF SITE
METAL	CONCENTRATION IN LEACHATE (ppm)				
Arsenic	0.002	< 0.002	< 0.002	< 0.002	0.003
Barium	< 0.01	0.01	0.13	0.04	< 0.01
Cadmium	< 0.01	< 0.01	0.01	< 0.01	< 0.01
Chromium	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Copper	0.04	0.035	0.04	0.002	0.03
Lead	< 0.05	< 0.05	0.05	< 0.05	< 0.05
Mercury	0.001	< 0.001	< 0.001	0.001	< 0.001
Selenium	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Silver	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Zinc	0.087	0.042	6.20	1.50	0.002
					MAXIMUM CONCENTRATION OF CONTAMINANTS FOR CHARACTERISTIC OF EP TOXICITY (4)
					5.0
					100.0
					1.0
					5.0
					N/A
					5.0
					0.2
					1.0
					5.0
					N/A

TABLE 3A
TOTAL PRIORITY POLLUTANT METALS ANALYSES OF SEDIMENT
AT MARALCO ALUMINUM
JUNE 1987

SAMPLE DESIGNATION	B1	B2	B3	B4
DESCRIPTION	DISCRETE CREEKBED SEDIMENT SAMPLE	DISCRETE CREEKBED SEDIMENT SAMPLE	DISCRETE BACKGROUND SEDIMENT SAMPLE	DISCRETE BACKGROUND SEDIMENT SAMPLE
LOCATION	OFF SITE - NORTH OF MARALCO PARKING LOT	ON SITE - ADJACENT TO BLACK DROSS PILE	ON SITE - EASTERN SITE BOUNDARY	OFF SITE - DRAINAGE DITCH EAST OF SITE
METAL	CONCENTRATION (ppm)			
Antimony	1.2	3.2	< 0.6	< 0.6
Arsenic	19.0	5.8	4.4	5.2
Beryllium	< 3.0	5.0	< 2.0	< 3.0
Cadmium	< 2.0	4.5	< 1.0	< 2.0
Chromium	36.0	232.	14.0	14.0
Copper	262.	1,500.	16.0	21.0
Lead	64.0	144.	14.0	20.0
Mercury	0.26	< 0.2	< 0.2	< 0.1
Nickel	31.0	74.0	12.0	15.0
Selenium	0.35	< 0.3	< 0.2	< 0.3
Silver	< 3.0	< 3.0	< 2.0	< 3.0
Thallium	< 0.6	< 0.6	< 0.5	< 0.5
Zinc	365.	1,300.	58.0	67.0

concentrations of the "fingerprint" metals; antimony at <0.6 ppm, chromium at 14 ppm, copper at 21 ppm, lead at 20 ppm, nickel at 15 ppm, and zinc at 67 ppm.

The copper concentration (1500 ppm) in the sediment collected from the creekbed adjacent to the black dross pile (sample B2) was 71 times the background level. In addition, chromium and zinc concentrations were approximately an order of magnitude greater than their respective background sediment concentrations. The sediment sample collected off site, north of the parking lot (B1), showed copper at a concentration of 262 ppm (12-fold background) and zinc at a concentration of 365 ppm (5-fold background). Both of these samples displayed levels of the six "fingerprint" metals which exceeded background levels.

Accordingly, contamination of the creek by, and off-site migration of, the black dross and/or aluminum oxide were analytically verified.

11.2.2 EP Toxicity Analyses

Results of EP Toxicity metals analysis of the sediments are presented in Table 3B. None of the sediments generated an extract which exceeded the EP Tox hazardous waste criteria (4).

11.3 Aqueous Sampling Results

11.3.1 Priority Pollutant Metals Analyses

Results of priority pollutant metals analyses of the aqueous samples are presented in Table 4. Because the creek was not flowing at the time of the assessment, a background surface water sample could not be collected.

The sample of holding pond brine (G3) indicated a lead concentration (0.092 ppm) which exceeded the Primary Drinking Water Standard of 0.050 ppm, and concentrations of antimony (0.27 ppm) and arsenic (0.026 ppm) which exceeded Water Quality Criteria (0.146 ppm and 0.000022 ppm, respectively) (13,15).

The sample of water collected from the creek, north of the parking lot (A1), showed lead at a concentration of 0.087 ppm and arsenic at a concentration of 0.0038 ppm. These concentrations also exceeded the aforementioned standard and criteria.

12.0 SUMMARY

Maralco Aluminum is an abandoned aluminum recycling/refining facility located in a high density industrial area north of the City of Kent, Washington. The facility produced A380 series aluminum alloys from 1980 to 1986 using aluminum cans and machining scrap as the primary raw materials. Located on the 13-acre site were four by-products

TABLE 38
EX TOX METALS ANALYSES OF SEDIMENT
AT MARALCO ALUMINUM
JUNE 1987

SAMPLE DESIGNATION	B1	B2	B3	B4	MAXIMUM CONCENTRATION OF CONTAMINANTS FOR CHARACTERISTIC OF EP TOXICITY (4)
DESCRIPTION	DISCRETE CREEKBED SEDIMENT SAMPLE	DISCRETE CREEKBED SEDIMENT SAMPLE	DISCRETE BACKGROUND SEDIMENT SAMPLE	DISCRETE BACKGROUND SEDIMENT SAMPLE	
LOCATION	OFF SITE - NORTH OF MARALCO PARKING LOT	ON SITE - ADJACENT TO BLACK CROSS PILE	ON SITE - EASTERN SITE BOUNDARY	OFF SITE - DRAINAGE DITCH EAST OF SITE	
METAL	CONCENTRATION IN LEACHATE (ppm)				
Arsenic	< 0.002	< 0.002	< 0.002	< 0.002	5.0
Barium	0.20	0.48	0.098	< 0.01	100.0
Cadmium	0.69	0.02	< 0.01	< 0.01	1.0
Chromium	< 0.01	0.01	< 0.01	< 0.01	5.0
Copper	0.15	0.81	0.034	0.026	N/A
Lead	< 0.05	< 0.05	< 0.05	< 0.05	5.0
Mercury	0.003	< 0.001	< 0.001	< 0.001	0.2
Selenium	< 0.002	< 0.002	< 0.002	< 0.002	1.0
Silver	< 0.01	< 0.01	< 0.01	< 0.01	5.0
Zinc	3.20	3.40	0.90	0.04	N/A

TABLE 4
TOTAL PRIORITY POLLUTANT METALS ANALYSES OF AQUEOUS SAMPLES
AT MARALCO ALUMINIUM
JUNE 1987

SAMPLE DESIGNATION	A1	A2	G3	BLANK	PRIMARY DRINKING WATER STANDARD (13)	SECONDARY DRINKING WATER STANDARD (14)	CLEAN WATER ACT WATER QUALITY CRITERIA (15)
DESCRIPTION	DISCRETE SURFACE WATER SAMPLES	DISCRETE SURFACE WATER SAMPLES	HOLDING POND BRINE	TRANSPORT BLANK - CARBON-FREE WATER	PRIMARY DRINKING WATER STANDARD (13)	SECONDARY DRINKING WATER STANDARD (14)	CLEAN WATER ACT WATER QUALITY CRITERIA (15)
LOCATION	OFF SITE - CREEK NORTH OF MARALCO PARKING LOT	ON SITE - CREEK ADJACENT TO BLACK CROSS PILE	WESTERNMOST OF (3) HOLDING PONDS	(NOT APPLICABLE)			
METAL	CONCENTRATION (ppm)						
Antimony	0.0058	< 0.002	0.27 (B)	< 0.002	N/A	N/A	0.146
Arsenic	0.0038 (B)	< 0.001	0.026 (B)	< 0.001	0.05	N/A	0.000022
Beryllium	< 0.01	< 0.01	< 0.01	< 0.01	N/A	N/A	0.000037
Cadmium	< 0.005	< 0.005	< 0.005	< 0.005	0.01	N/A	0.010
Chromium	< 0.01	< 0.01	0.014	< 0.01	0.05	N/A	0.050
Copper	0.18	0.19	0.48	0.089	N/A	1.0	1.0
Lead	0.087 (A)	< 0.05	0.092 (A)	< 0.05	0.05	N/A	0.050
Mercury	< 0.0002	< 0.0002	< 0.0002	< 0.0002	0.002	N/A	0.000144
Nickel	< 0.05	< 0.05	< 0.05	< 0.05	N/A	N/A	0.0134
Selenium	< 0.001	< 0.001	0.0045	< 0.001	0.01	N/A	0.010
Silver	< 0.01	< 0.01	< 0.01	< 0.01	0.05	N/A	0.050
Thallium	< 0.002	< 0.002	< 0.002	< 0.002	N/A	N/A	0.013
Zinc	0.15	0.16	0.45	< 0.01	N/A	5.0	5.0

(A) - Values exceed Primary Drinking Water Standards
(B) - Values exceed CWA Water Quality Criteria

of the refining process: black dross, aluminum oxide, KBI dross and baghouse dust. Three other potentially hazardous substances identified on the Maralco premises were: a pile of gray, sandy material (similar in appearance to the black dross), brine from one of the Salt Saver holding ponds, and a yellow colored "spot" in black dross pile representative of the many yellow areas randomly distributed throughout the pile.

The site is trisected by a seasonal creek which feeds Mill Creek and, ultimately, the Green River. This creek runs immediately adjacent to the black dross and aluminum oxide piles located east of the refinery. A ninety-six-hour fish toxicity test conducted by Ecology on a sample of undiluted water from the creek resulted in a mortality rate of 100%. Ninety-six-hour fish toxicity tests conducted on samples of the baghouse dust and KBI dross resulted in mortality rates of 96% and 90% respectively, at the 100 ppm level, and 100%, in both cases, at the 1000 ppm level.

To characterize the wastes located on site and assess the possible off-site migration of these compounds, E&E, Inc. collected 16 solid and 3 aqueous samples for total priority pollutant metals analysis. The solid samples were also analyzed for extractable metals in accordance with the EP Tox procedure.

Background metals concentrations in soil and sediments were determined by the collection and analysis of samples from appropriate off-site locations. Because the creek was not flowing at the time of the site assessment, a surface water background sample could not be collected.

The samples of the four refining wastes, the gray sandy substances, and the yellow dross spot showed appreciable concentrations of antimony, chromium, copper, lead, nickel and zinc when compared to applicable background soil concentrations. Elevated levels of these six metals characterized the refining by-products and provided a fingerprint of the compounds which was used to identify contaminant migration. The by-products were generally characterized by:

- o antimony concentrations from 2.9 to 107 ppm,
- o chromium concentrations from 21 to 975 ppm,
- o copper concentrations from 198 to 27,800 ppm,
- o lead concentrations from 146 to 861 ppm,
- o nickel concentrations from 15 to 438 ppm, and,
- o zinc concentrations from 1130 to 16,500 ppm.

In most cases, these concentrations exceeded background soil levels by one to three orders of magnitude.

Results of sediment sample analyses indicated black dross/aluminum oxide contamination of, and off-site migration via, the creek which trisects the Maralco premises. Sediments collected from the creek showed elevated (in some cases greater than an order of magnitude) levels of all six fingerprint metals when compared with background sediment levels.

Soil sample results showed metals concentrations in on- and off-site soils consistent with background levels.

None of the solid, soil or sediment samples generated an extract which exceeded EP Tox hazardous waste criteria.

The samples of holding pond brine and off-site surface water from the creek showed lead concentrations (0.092 ppm and 0.087 ppm respectively) which exceeded the Primary Drinking Water Standard for lead of 0.050 ppm. In addition, the concentrations of antimony (0.27 ppm) and arsenic (0.026 ppm) displayed by the brine sample, and the concentration of arsenic (0.0038 ppm) displayed by the off-site water sample, exceeded Water Quality Criteria for these metals (i.e., antimony - 0.146 ppm, arsenic - 0.000022 ppm).

REFERENCES

1. Telephone conversation of 5/19/87. To: Jim Chandler, Inspector, City of Kent Engineering Department. From: Tom Ashley, E&E, Inc.
2. Telephone conversation of 5/20/87. To: Norm Peck, Inspector, Washington State Department of Ecology. From: Tom Ashley, E&E, Inc.
3. Washington State Department of Ecology Enforcement File on Maralco Aluminum.
4. Code of Federal Regulations, 40 CFR 261.24, Characteristic of EP Toxicity. July 1, 1985.
5. Washington State Department of Ecology Hazardous Waste File on Maralco Aluminum.
6. Telephone conversation of 6/9/87. To: Quentin Steinberg, Bankruptcy Examiner, Steinberg Law Firm. From: Tom Ashley, E&E, Inc.
7. Interview on 5/28/87. Philip Stansfeld, former Production Manager of Maralco by Tom Ashley, E&E, Inc.
8. Geology and Groundwater Resources of Southwestern King County, Washington, J.E. Luzier, USGS, 1969.
9. Dyer, J.C. and N.A. Mignone. 1983. Handbook of Industrial Residues. Van Noyes, Park Ridge, N.J.
10. Washington State Dangerous Waste Regulation, WAC 173-303.
11. Washington State Biological Testing Methods, DOE 80-12 as revised July 1981.
12. Extraction Procedure (EP) Toxicity Test Method, EPA Test Methods for Evaluating Solid Waste, SW-846, Method 1310.
13. Code of Federal Regulations, 40 CFR 141, National Interim Primary Drinking Water Regulations, July 1, 1985.
14. Code of Federal Regulations, 40 CFR 143, National Secondary Drinking Water Regulations, July 1, 1985.
15. Water Quality Criteria Documents, Federal Register, v. 45, No. 231, pp. 79318-79, November 28, 1980.



December 10, 2004

Mr. Norm Peck
Department of Ecology
Northwest Regional Office
3190 160th Avenue Southeast
Bellevue, Washington 98008

Draft Cleanup Action Plan
Maralco Restoration Project
Kent, Washington
URS Job No. 33757294

Dear Mr. Peck:

Enclosed please find two copies of URS' draft Cleanup Action Plan (CAP) for the former Maralco site located in Kent, Washington prepared on behalf of Brown Dog Investments, LLC. This draft plan was submitted to the City of Kent as part of a recent Conditional Use Permit (CUP) application and State Environmental Policy Act (SEPA) review. In order for the City to complete their review and make SEPA determination, we need to receive a letter from Ecology approving the CAP.

URS previously submitted a proposed characterization sampling plan for the dross to Victoria Sutton (Ecology Hazardous Waste Compliance Inspector). We received a comment from Ms. Sutton on our proposed dross sampling plan in a letter dated November 8, 2004. URS intends to respond to Ms. Sutton's comments and revise the sampling plan for the dross as needed to satisfy Ecology's requirements. We are submitting this draft CAP to you at this time, so that Ecology can review and comment on the remainder of the plan.

We would appreciate your timely review of the draft CAP. Once we receive your comments, we anticipate finalizing the CAP. Once it is approved by Ecology, the City will be able to complete their SEPA review. Please feel free to contact URS at (206) 438-2700 if you have any questions or comments regarding the CAP approach or contents.

Sincerely,
URS CORPORATION

Vance Atkins, L.H.G.
Project Hydrogeologist

James H. Flynn, L.H.G.
Senior Hydrogeologist

cc: Chuck Hinds, Ecology (1 copy)
Dale Frank, Dale Frank and Associates (without enclosure)

URS Corporation
1501 4th Avenue, Suite 1400
Seattle, WA 98101-1616
Tel: 206.438.2700
Fax: 206.438.2699

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MAY 06 1998

DEPT. OF ECOLOGY

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May 5, 1998

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Mr. David South
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Ms. Cassandra Jochman
King County Prosecutor
E 550 King County Courthouse
Seattle, WA 98104

Office of US Trustee
1200 Sixth Avenue, Suite 600
Seattle, WA 98101

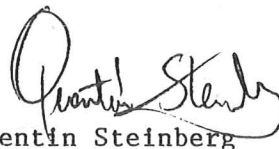
Re: Maralco, Inc.

Gentlemen and Ms. Jochman,

As you are aware, the court entered a Decree closing the case, but continuing my duties as examiner with instructions to reopen the case when the toxic waste is removed. I am to be paid compensation out of the assets without a court order, but with notice of my intent to pay such fees to you.

During the last 12 months since I last took a fee, I spent 6½ hours on this case. Based upon my regular hourly fee of \$160.00, I intend to pay as Examiner's fee the sum of \$1040.00.

Very truly yours,



Quentin Steinberg

QS:jeb

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June 29, 2001

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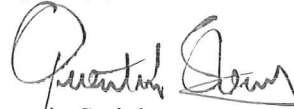
Re: Morales, Inc.

Dear Gentlemen & Ms. Pahl,

Based upon a prior Bankruptcy Court Order, I am to pay myself a fee for my services each year. During the last 12 months since I took a fee I spent 12 hours on this case. The work included discussions with potential purchasers, preparing a tax return, purchasing a bond, reviewing tax and bank statements and appealing an increased property valuation by the King County assessor. Based upon my regular hourly fee of \$175.00, I paid myself \$2,110.00 as an Examiner's Fee, plus cost reimbursement.

Finally, I have just been served a Complaint for Foreclosure by King County for failure to pay property taxes. I have filed an Appearance and am attempting to understand why the county is now doing this.

Very truly yours,



Quentin Steinberg

QS:jeb

SUPERFUND STATE CONTRACT

REMEDIAL ACTION FOR WYCKOFF/EAGLE HARBOR SITE SOIL AND GROUNDWATER OPERABLE UNITS

1. GENERAL AUTHORITY

References: 42 U.S.C. §§ 9604 and 9621; 40 C.F.R. §§ 300.435(f), 300.510, 300.515(g), and 35.6800-.6820; RCW § 70.105D; and WAC § 173-340.

This Superfund State Contract (Contract) is entered into pursuant to the authority of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (CERCLA), 42 U.S.C. §§ 9604 and 9621; the National Oil and Hazardous Substances Pollution Contingency Plan (NCP), 40 C.F.R. §§ 300.435(f), 300.510, and 300.515(g); other applicable Federal regulations, 40 C.F.R. §§ 35.6800-.6820; the Revised Code of Washington (RCW), Chapter 70.105D, the Washington Model Toxics Control Act and its implementing regulations, the Washington Administrative Code (WAC), Chapter 173-340.

2. PURPOSE AND SCOPE

References: 42 U.S.C. §§ 9604(a), 9604(c)(3), 9604(c)(9), 9604(j), and 9621(f); 40 C.F.R. §§ 35.6805(b), 300.510(a), and 300.515(g); and RCW § 70.105D.030.

A. This Contract is an agreement between the United States Environmental Protection Agency (EPA) and the Washington State Department of Ecology (Ecology). The Governor has designated the Department of Ecology (Ecology) to interact with EPA on behalf of the State, concerning CERCLA response actions, for the Soil and Groundwater Operable Units (OUs) of the Wyckoff/Eagle Harbor Superfund site (Site). Ecology is also authorized by RCW 70.105D.030(l)(d) to act on behalf of the State in carrying out state programs under CERCLA.

B. Ecology is hereby providing the assurances required by Sections 104(c)(3), (c)(9), and (j) of CERCLA, 42 U.S.C. §§ 9604(c)(3), (c)(9), and (j). This Contract also documents Ecology involvement in the remedial action process as specified by Section 121(f) of CERCLA, 42 U.S.C. § 9621(f), and the NCP, 40 C.F.R. § 300.515(g). More specifically, this Contract documents responsibilities of EPA, as lead agency, and Ecology, as support agency, during remedial action and includes clauses that outline the basic purpose, scope, and administration of the Contract.

C. The scope of this Contract is the selected remedy described in the Record of Decision (ROD) for the Soil and Groundwater OUs, dated February 14, 2000. The remedial action will be completed in phases, as described in the ROD, and is intended to protect public health and welfare, and the environment. This Contract addresses obligations of the parties for the costs of the remedial actions set forth in the ROD, but does not address costs incurred by EPA prior to the

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signing of this Contract.

3. APPENDICES

The following appendices, are hereby incorporated by reference into this Contract. With the exception of the ROD, any modifications to the appendices are also incorporated by reference into this Contract. Modifications to the ROD require an amendment to this Contract in order to be incorporated herein, see Section 32, Amendability.

Appendix A: Soil and Groundwater OUs ROD, February 14, 2000

Appendix B: Superfund Memorandum of Agreement, October 1989

Appendix C: State Cooperative Agreement #V-000429-02

Appendix D: Environmental Protection Agency Region 10, Washington State Department of Ecology, Superfund Management in Washington, October 14, 1994

4. DURATION OF THIS CONTRACT

This Contract shall be effective upon execution by EPA and Ecology and shall remain in effect, with the exception of the CERCLA operation and maintenance assurance, through December 31, 2004. On or before December 31, 2004, and within six months after completion of the pilot study, EPA and Ecology shall negotiate a new Contract to remain effective until completion of the remedial action set forth in the ROD, or final reconciliation of remedial action costs for the Site, whichever occurs later; unless this Contract is terminated in accordance with Section 35, Termination of this Contract.

5. DESIGNATION OF PRIMARY CONTACTS AND THEIR RESPONSIBILITIES

References: 40 C.F.R. §§ 35.6805(h) and 300.120.

A. EPA has designated:

Ken Marcy, Remedial Project Manager U.S. EPA, Superfund Remedial Branch (ECL - 111) 1200 Sixth Avenue Seattle, WA 98101 (206)-553-2782 to serve as Remedial Project Manager (RPM) for this Contract. The RPM may be changed by providing a letter to the State to that effect, and upon receipt by the State said letter is incorporated by reference into this Contract.

B. The State has designated:

Guy Barrett, State Project Manager P.O. Box 47600 Olympia, WA 98504-7600 (360)-407-7244 to serve as the State Project Manager (SPM) for this Contract. The SPM may be changed by providing a letter to EPA to that effect, and upon receipt by EPA said letter is incorporated by reference into this Contract.

C. The RPM and SPM are the representatives acting on behalf of EPA and Ecology, respectively, in the implementation of this Contract. The RPM may approve project changes during the implementation of remedial action so long as such changes do not require amendment of this Contract in accordance with Section 32, Amendability.

D. Any changes to the ROD or the inclusion of an ESD will require an amendment to this Contract, agreed to by EPA and the State, in order to incorporate such changes into this Contract in accordance with Section 32, Amendability. If an amendment is not agreed to, either party may unilaterally terminate this Contract, in accordance with Section 35, Termination of this Contract.

E. Any disagreements between the RPM and SPM shall be resolved through their chains of command and/or the signatories to this Contract, as specified under Section 30, Issue Resolution.

6. NEGATION OF AGENCY RELATIONSHIP

Reference: 40 C.F.R. § 35.6805(c).

Nothing in this Contract is intended to create, either expressly or by implication, the relationship of agency between EPA and Ecology. EPA (including its employees, agents, and contractors) is not authorized to represent or act on behalf of the State in any matter associated with this Contract, and the State (including its employees, agents, and contractors) is not authorized to represent or act on behalf of EPA in any matter associated with this Contract.

7. SITE DESCRIPTION

References: 40 C.F.R. §§ 35.6805(d), and 300.430(b) and(d).

The ROD (Appendix A) contains a description of: the Site, including the location, background of events, physical characteristics, and nature of releases of hazardous substances (e.g., contaminant type and affected media); past response actions conducted by EPA, the State, and others; and the selected remedial action for the Soil and Groundwater OUs.

8. SITE ACCESS AND PERMITS

References: 40 C.F.R. §§ 35.6805(p) and 300.400(d).

EPA will use its own authority to secure access to the Site, as well as rights-of-way and easements necessary for EPA or its contractors to complete the remedial actions undertaken pursuant to the ROD. The state will assist in securing access if requested by EPA. At the request of EPA, the State will assist EPA in obtaining any permits needed to satisfactorily complete off-Site elements of the remedial action.

9. EXCLUSION OF THIRD-PARTY BENEFITS

Reference: 40 C.F.R. § 35.6805(r).

This Contract is intended to benefit only the State and EPA. This Contract extends no benefit or right to any third party not a signatory hereto.

10. SCOPE OF WORK

References: 40 C.F.R. §§ 35.6805(e), 300.435(b), and 300.430(f).

- A. This Contract constitutes the initial agreement between EPA and the State regarding remedial action for the Soil and Groundwater OUs.
- B. Certain phases of the remedial action will be conducted by the U.S. Army Corps of Engineers (COE) and COE contractors under Interagency Agreements (IAGs). COE will provide project management and oversight, and will administer work assignments and contracts for conducting the elements of remedial action identified in the IAGs, and in Scopes of Work (SOW) developed for the IAGs.
- C. The SOWs will set forth tasks to be performed as part of the remedial action. The IAGs will provide estimated costs for COE contractor implementation of the identified elements of the remedial action, as well as COE project management, inspection, planning, reporting, and community relations support.
- D. Other elements of remedial action may be completed by other EPA representatives, and will be identified in separate IAGs, or other work assignment agreements. These elements of remedial action, which must be consistent with the ROD, will be performed in accordance with a Scope of Work.

11. PROJECT SCHEDULE

Reference: 40 C.F.R. § 35.6805(g).

The general schedule for implementation of remedial action is set forth in the ROD. In addition, for specific elements of remedial action, project schedules and schedules of deliverables are, or shall be, provided in planning documents. All schedules for specific elements of remedial action may be adjusted, as necessary, by EPA. EPA will provide this schedule of deliverables to Ecology.

12. STATE REVIEW

References: 40 C.F.R. §§ 35.6805(t), and 300.505(a) and (d).

A. A Superfund Memorandum of Agreement (SMOA) entered into by EPA and the State on October 29, 1989, governs review and comment by the State on certain documents prepared to support the implementation of remedial design. The SMOA is provided as Appendix B. An agreement between EPA and Ecology on Superfund Management in Washington (Agreement) further defines these roles and is provided as Appendix D. Review times for elements of work set forth in the SMOA or as negotiated under the Agreement will be followed by the State. Any future amendments to the SMOA or Agreement will be incorporated into this Contract.

B. A Site-specific Statement of Work and revisions thereto, developed in accordance with the SMOA and a State Cooperative Agreement, provided as Appendix C, further defines the level of involvement by the State for the Site. The participation of the State will be consistent with the Site-specific Statement of Work and revisions thereto.

C. With respect to any document or decision, developed or adopted by EPA consistent with the ROD for the Soil and Groundwater OUs, which is not addressed by the SMOA, Agreement, Site-specific Statement of Work, or revisions thereto, EPA may request comments from the State. Unless otherwise agreed to by both parties, EPA will give advance notice (one week) of any request for comments, and the State will have ten (10) working days from receipt of any such document to provide comments to EPA.

13. RECORDS RETENTION

References: 40 C.F.R. §§ 35.6705, 35.6815(d), and 300.515(i);
36 C.F.R. § 1230; and EPA Order 2160.

All financial and programmatic records, supporting documents, statistical records, and other records related to the Site must be retained by the State for a minimum of ten (10) years following the submission of the final Financial Status Report by EPA. All such records shall be accessible and available to EPA. If any litigation, claim, negotiation, audit, cost recovery, or other action involving the records has been started before the expiration of the 10-year period, the records must be retained until completion of the action and resolution of all issues which arise from it, or until the end of the regular 10-year period, whichever is later. Microfilm copying must be performed in accordance with the technical regulations and records management procedures contained in 36 C.F.R. § 1230 and EPA Order 2160, respectively.

14. A STATEMENT OF INTENTION TO FOLLOW EPA POLICY AND GUIDANCE

References: 40 C.F.R. §§ 35.6805(f) and 300.430(f)(5)(ii)(B).

In addition to compliance with all requirements specified in CERCLA and the NCP, EPA and the State intend to follow all applicable EPA policy and guidance identified in the Administrative Record or stated herein. EPA will consider relevant Ecology guidance during the implementation of remedial action at the Soil and Groundwater OUs.

15. LIST OF SITE-SPECIFIC AGREEMENTS

Reference: 40 C.F.R. § 35.6805(m).

The following State Cooperative Agreement between EPA and the State is in effect for the Site: Multi-Site Cooperative Agreement #V-000429-02, dated October 19, 1993.

16. CERCLA ASSURANCE: COST SHARE

References: 42 U.S.C. § 9604(c)(3); and 40 C.F.R. §§ 35.6105(b)(2), 35.6805(i)(5), and 300.510(b).

The State shall pay ten (10) percent of the cost of any elements of remedial action, completed by EPA or its representatives, reduced by any recovery for such remedial action costs from any potentially responsible parties, including the State. This payment is necessary under Section 104(c)(3) of CERCLA, 42 U.S.C. § 9604(c)(3), in order to allow EPA to implement the remedial action.

17. COST-SHARE CONDITIONS

Reference: 42 U.S.C. §§ 9604(c)(3) and (5); and 40 C.F.R. §§ 35.6805(j) and .6815(a), and 300.510(b)(2), (3), and (4).

A. Cost Estimate

The estimated cost of the remedial action covered by this Contract (excluding EPA's intramural costs and contingency remedy costs) is \$41,475,000. The estimated cost of the remedial action covered by this Contract including contingency remedy costs is \$46,400,000. These estimated costs do not include costs incurred by EPA prior to the signing of this Contract.

B. Payment Terms and Schedule

i. The State will make yearly payments approximating the State's ten (10) percent share of annual remedial action costs, with full payment of the balance of the State share for the Soil and Groundwater OUs at final reconciliation, subject to the contingency in Section 17(D), Payment Contingent on Appropriations. \$4,147,450 is the estimated amount of the State's ten (10) percent share of costs at the Soil and Groundwater OUs if contingency remedies are not required. If contingency remedies are required, the estimated amount of the State's ten (10) percent share of costs at the Soil and Groundwater OUs is \$4,640,000. The payment schedule requires the State to make annual payments of at least \$100,000 for the duration of the Contract. Payments will begin upon completion of the design phase for full scale remedial action, currently scheduled for 2002. If possible, subject to State Contract fund availability, the State will supplement these payments with payments at the end of each biennium.

ii. All payments by the State shall be made to EPA and sent to the address specified below:

U.S. Environmental Protection Agency

Region 10

Attn: Superfund Accounting

P.O. Box 360903M

Pittsburgh, Pennsylvania 15251

C. State Credit

i. Credit for costs incurred by the State to perform remedial action may be applied to off-set all or a portion of the cost-share requirement of this Contract. Such credit is limited to expenses incurred by the State for remedial action that EPA determines to be reasonable, documented, direct, out-of-pocket expenditures of non-federal funds that have not been previously applied or reimbursed.

ii. Any remedial action costs incurred by the State, at this or other National Priority List (NPL) sites, may be granted as credit by EPA to off-set all or a portion of the cost-share requirement of this Contract, only if such costs are verified and documented in a Support Agency Cooperative Agreement and are reflected in an amendment to this Contract. An in-kind match is a prohibited form of payment in this Contract. Payment terms may only be adjusted through an amendment to this Contract, as specified in Section 32, Amendability.

D. Payment Contingent on Appropriations

The State's obligation to make payments under this Contract is contingent on the availability of funds appropriated for that purpose. The State assures that biannual budget requests for the Department of Ecology will include the State's 10% share. If funding is unavailable despite Ecology's best efforts to obtain it, Ecology may suspend payments or renegotiate payment terms

for the 10% cost share.

18. EMERGENCY RESPONSE ACTIVITIES

Reference: 40 C.F.R. 300.415 & 300.525

Any emergency response activities, or emergency circumstances, including removal action, shall not be restricted by the terms of this Contract. However, remedial action may be suspended until the emergency activities are concluded, at which time the terms of this Contract will be subject to amendment if required by Section 32, Amendability.

19. CERCLA ASSURANCE: 20-YEAR WASTE CAPACITY ASSURANCE

References: 42 U.S.C. § 9604(c)(9); and 40 C.F.R. §§ 300.510(e), 35.6120, 35.6105(b)(3), and 35.6805(i)(2).

The State submitted a Waste Capacity Assurance Plan on April 25, 1994, which EPA determined to be adequate, pursuant to 40 C.F.R. 35.6120, on May 26, 1994. Ecology hereby assures that hazardous waste treatment or disposal facilities will be available for receiving wastes from the Site for twenty (20) years following the effective date of this Contract.

20. CERCLA ASSURANCE: OFF-SITE STORAGE, TREATMENT, OR DISPOSAL

References: 42 U.S.C. §§ 9604(c)(3)(B) and 9621(d)(3); and 40 C.F.R. §§ 300.510(d), 35.6805(i)(3), and 35.6105(b)(4).

The State hereby assures the availability of adequate regional capacity for the disposal of hazardous substances from the Soil and Groundwater OUs. The State makes these assurances based upon the information contained in its 1994 Waste Capacity Assurance Plan referenced in Section 19, immediately above.

21. NOTIFICATION OF TRANSFER OF CERCLA WASTE

References: 40 C.F.R. §§ 35.6805(v) and 35.6120, and EPA (OSWER) Directive 9330.2-07.

EPA will, prior to any shipment of hazardous substances from the Soil and Groundwater OUs to an out-of-State facility, provide written notification to:

A. The appropriate environmental official for the state in which the waste management facility is located; and/or

B. The appropriate Indian tribal official who has jurisdictional authority in the area where the waste management facility is located.

22. CERCLA ASSURANCE: REAL PROPERTY ACQUISITION

References: 42 U.S.C. § 9604(j); and 40 C.F.R. §§ 300.510(f), 38.6805(i)(4), 35.6105(b) 5), and 35.6400.

It is not necessary to acquire an interest in real property in order to implement the remedial action.

23. REMEDY SHAKEDOWN: OPERATIONAL AND FUNCTIONAL

References: 40 C.F.R. 300.435(f)

EPA will conduct, per this Contract, those activities necessary to ensure that the remedy is operational and functional. The remedy will become operational and functional when the remedy is determined by EPA to have achieved the cleanup objectives identified in the ROD.

24. CERCLA ASSURANCE: OPERATION AND MAINTENANCE (O&M)

References: 42 U.S.C. § 9604(c)(3)(A); and 40 C.F.R. §§ 35.6805(i)(1), 35.6105(b)(1), 300.435(f), and 300.510(c).

O&M of the remedial action for the Soil and Groundwater OUs will be necessary when the remedy is operational and functional as provided in Section 23, Remedy Shakedown: Operational and Functional. Ecology will undertake and satisfactorily complete O&M, and will monitor and retain institutional controls as part of the O&M.

25. JOINT INSPECTION OF THE REMEDIAL ACTION

References: 40 C.F.R. §§ 35.6805(q), 300.510(c)(2), 300.515(g), and 300.435 (f), and EPA (OSWER) Directive 9355.0-4A.

A. Joint Inspection

After completion of the remedial action for the Soil and Groundwater OUs, EPA and the State will conduct a joint inspection. Participants in the joint inspection will include the RPM and the SPM, and may include other appropriate persons. The joint inspection will include a review of construction documentation (e.g., photo documentation, chemical, biological, or physical measurements) and a site visit.

B. Remedial Action Report

Following the joint inspection of the remedial action, EPA will prepare a draft Remedial Action Report (Report) for the remedial action and provide a copy of the Report to the State. The Report will include EPA's determination as to whether the remedy for the Soil and Groundwater OUs is operational and functional, in accordance with Section 23, Remedy Shakedown: Operational and Functional.

C. Acceptance of the Remedy

The Report will be reviewed by the State. As provided for in Section 23, Remedy Shakedown: Operational and Functional, the SPM will notify the RPM as to whether the State agrees with EPA's determination that the remedy is operational and functional. EPA will finalize the Report and provide a copy to the State.

D. Project Closeout/Completion

EPA, after consultation with the State, will make a determination regarding completion of the government-financed remedial action addressed by this Contract. Enforcement actions and other necessary activities, such as NPL deletion, may proceed independently of such project closeout.

26. NPL DELETION

Reference: 40 C.F.R. 300.515(c)(3) & 300.425(e), and OSWER Directive 9320.2-3A

EPA shall consult and provide the State with a deletion package, for the State's concurrence, before deleting the Site from the National Priorities List (NPL).

27. ACTIVITIES BY OTHER PARTIES

Reference: 40 C.F.R. § 35.6805(u).

If, at any time during the pendency of this Contract, a party other than EPA performs any of the remedial action addressed by this Contract, the State and EPA may amend this Contract to reflect changes resulting from such performance, see Section 32, Amendability.

28. ENFORCEMENT

Reference: 40 C.F.R. § 35.6805(n).

This Contract does not constitute a waiver or compromise of EPA's right to bring or maintain an action against any person or persons, including the State, under Sections 106 and 107 of

CERCLA, 42 U.S.C. §§ 9606 and 9607, or any other statutory or common law.

29. COST RECOVERY

Reference: 42 U.S.C. § 9607; and 40 C.F.R. § 300.520.

- A. EPA and the State may assert claims against any party for the reimbursement of any response costs.
- B. Neither the State nor EPA waive the right to recover all government-funded expenditures.
- C. EPA agrees to reduce Ecology's responsibility to make payments under this agreement by ten (10) percent of the net proceeds exclusive of site remediation costs paid to EPA from the sale of the site property by PSR. EPA and Ecology agree to meet after the sale of this property to discuss terms.

30. ISSUE RESOLUTION

References: OSWER Directive 9375.5-04, and EPA/OARM Audit Report 2750 -- Management of EPA Audit Reports and Follow-up Actions (1984 Edition)

In the event questions are raised about any terms in this Contract that cannot be resolved by the RPM and the SPM, the RPM and the SPM will seek resolution in a higher chain of command. Note that matters unrelated to this Contract, such as those between the State and other Federal agencies, are not subject to the terms of this Contract, since this Contract is a bilateral agreement.

- A. Any disagreements arising under this Contract shall be resolved to the extent possible by the RPM and the SPM.
- B. If any disagreement cannot be resolved by the RPM and the SPM, it shall be referred, as necessary, to the Environmental Cleanup Office Director [or designee] of EPA and the Toxics Cleanup Program Manager [or designee] of Ecology; the Regional Administrator [or designee] of EPA and the Director [or designee] of Ecology; and finally, matters of national significance may be referred to the Administrator [or designee] of EPA and the Governor [or designee] of Washington, for resolution. EPA and the State agree that any terms of resolution reached through this process are requirements of this Contract.

31. SANCTIONS FOR FAILURE TO COMPLY WITH TERMS OF THIS CONTRACT

Reference: 42 U.S.C. § 9604(d)(2); and 40 C.F.R. § 35.6805 (o).

If the State fails to comply with the terms of this Contract, after reasonable notice and opportunity to correct, EPA may, after providing 60 days notice, proceed under the provisions of CERCLA, 42 U.S.C. § 9604(d)(2), to enforce this Contract in the appropriate court of competent jurisdiction. If EPA breaches this Contract, the State may, after providing 60 days notice, file suit and seek remedies in the appropriate court of competent jurisdiction if authorized by law.

32. AMENDABILITY

References: 42 U.S.C. § 9604; and 40 C.F.R. §§ 35.6805(l) and 300.510.

A. This Contract may be amended by mutual agreement of EPA and the State. Any such amendments must be in writing, and must be signed by authorized officials for EPA and the State.

B. If either of the following conditions occurs, this Contract shall be amended before such conditions are binding on the State:

i. Changes to the ROD; or

ii. Substantial increase in the cost estimate for remedial action above the cost estimate identified in Section 17(A), Cost Share Conditions.

33. RECONCILIATION PROVISION

Reference: 40 C.F.R. § 35.6805(K).

A. This Contract shall remain in effect until EPA and the State have satisfied CERCLA cost-share requirements for the Soil and Groundwater OUs. This will include financial settlement of project costs and final reconciliation of response costs (including change orders, claims, overpayments, reimbursements, etc.). Rather than using overpayments by the State under this Contract to satisfy cost-sharing obligations at another site, EPA will reimburse the State for any overpayments.

B. If the payment terms herein do not cover the complete cost of the remedial action, EPA will bill the State for the State's corrected cost share. Final reconciliation of all remedial action costs will follow acceptance of the completed remedial action by EPA and the State, and is not contingent upon deletion of the Site from the NPL.

34. CONCLUSION OF THIS CONTRACT

Reference: 42 U.S.C. § 9604(j); and 40 C.F.R. § 35.6820.

This Contract is concluded when:

A. The remedial action for the Soil and Groundwater OUs has been satisfactorily completed by EPA and all payments have been made by the State in accordance with Section 17, Cost Share Conditions;

B. The EPA Financial Management Officer has a final accounting of all project costs, including change orders and contractor claims, pursuant to Section 33, Reconciliation Provision; and

C. All State cost-share payments have been submitted to EPA, O&M has been undertaken by the State, and, if applicable, interest in real property has been accepted by the State pursuant to 40 C.F.R. 35.6805(i)(4).

35. TERMINATION OF THIS CONTRACT

Either EPA or the State may terminate this Contract if such termination is explicitly provided for in any of the above provisions or sections. In addition, EPA may terminate this Contract upon a determination to halt the incurrence of further remedial action costs for the Soil and Groundwater OUs. Termination will be initiated by written notice and effective upon reconciliation of costs as provided in Section 33, Reconciliation Provision.

THE PARTIES HAVE EXECUTED THIS CONTRACT IN TWO (2) COPIES, EACH OF WHICH SHALL BE DEEMED AN ORIGINAL.

UNITED STATES-ENVIRONMENTAL PROTECTION AGENCY


Date 5-2-00
Michael F. Gearheard, Director
Environmental Cleanup Office

STATE OF WASHINGTON


Date 3/31/00
James J. Pendowski, Program Manager
Toxics Cleanup Program

MARALCO BRIEFING PAPER

BACKGROUND

From 1980 to 1986, Maralco operated an aluminum recycling/ refinery facility on a parcel of about 13.5 acres located in Kent Washington. A 45,000 square foot building, of tilt – slab construction, was built on the site in about 1980. The facility produced aluminum alloy ingots from aluminum cans and aluminum scrap metal. Waste products from the operation included black dross, furnace slag, and baghouse dust. During the first year of operation, the wastes were transported off-site to Cedar Hills landfill in Issaquah. After 1981 the wastes were stored on site.

Maralco filed for bankruptcy in May 1983 and ceased operations in November 1986. A bankruptcy examiner currently manages the property. Ecology has an agreement with the secured creditors; Seafirst and Union labor Life Insurance (ULLICO), that Ecology will remediate the site, and once remediated and sold, Ecology will receive 50% of the sale price. The agreement states that Ecology will remediate the site subject to available funds, but funds have never been available.

The majority of the cost for cleaning up this site is with the disposal of the black dross. The amount of material on site is estimated to be about 25,000 cubic yards. When we initially became involved with this site the material was considered a hazardous waste. As a result of changes in the dangerous waste laws the black dross is now considered to be a solid waste. Even with this change, the transportation and disposal costs for this material still would amount to \$35-40 per ton. This amounts to close to \$1,000,000 for this item alone. Other items that may amount to \$75,000 would include disposal of aluminum oxide, baghouse and furnace dust, located inside the building. These are only costs pertaining to site cleanup. Presently, King County is owed nearly \$400,000 in back property taxes and the existing building may need upwards to \$200,000 in repairs to make it usable.

Ecology would need approximately 1.5 million dollars to cleanup this site without any improvements to the building. The land has been estimated to be worth \$4-5 per square foot or between \$2,265,000 and \$2,830,000. This, however, would be reduced because of the area considered to be wetlands. The building is estimated to be worth between \$450,000 and \$1,350,00 less

\$200,000 repair costs needed to fix the structural damage and to make it usable. The property value would range between \$2,515,000 and \$3,020,000, minus the reduction for wetlands.

If the site was cleaned up and sold at the lower amount Ecology would receive approximately \$1,250,000 from the sale, minus costs in conjunction with its sale. When you subtract the expected cost of cleanup, Ecology would be losing approximately \$250,000 for its cleanup effort.


Over the years there have been some firms that have shown interest in cleaning up the site at their own cost if they would be deeded the property. Two of the firms actually took soil and groundwater samples and were going to submit proposals to Ecology. However, their estimation on the cost of cleanup versus the value of the property never seemed to balance and they lost interest.

I received an offer from CB Commercial Real Estate Group, Inc. last summer. When their offer was made they had not factored in the back taxes owed to King County. I hadn't heard from them for some time and thought they had abandoned their plans for the site. A few months later I talked with their representative and he said that they were still interested and wanted to hear what Ecology's position would be on their offer. They have talked to Seafirst and ULLICO and have reached agreements with them for much less than they would get if we ever did get funds to perform the cleanup.

I have attached the Real Estate Purchase and sale Agreement that I received from them in July. They are willing to purchase the property and be responsible for its cleanup for the sum of \$100,000. Please look it over and let me know what you think. I think we need to get an AG involved and have them look over their proposal.

7/12/2000 Haz waste

Ernie or Dick section

WORK ORDER STATE OF WASHINGTON (AGENCY) 	Contract Number	Work Order #
	02100	17105

This Work Order is issued under the provisions of a CUSTOMER contract. The services authorized are within the scope of services set forth in the Purpose of the contract. All rights and obligations of the parties shall be subject to and governed by the terms of the contract including any subsequent modifications, which are hereby incorporated by reference.

Purpose: This appraisal is being done to provide Ecology with the property value once all of the contaminated material is removed from the site and it can be used for commercial purposes. The existing property is located at 7730 202nd Street in Kent. It encompasses approximately 13 acres in an industrial-zoned portion of the city. The eastern half of the site is comprised of undeveloped land which is characterized by undergrowth (grass, blackberries, etc.) and is trisected by seasonal drainages. The western half of the site is comprised of an approximately 45,000 square-foot warehouse building where aluminum refining/recycling operations took place. A large pile (50,000 tons) black dross is located on the east and south side of the building. Black Dross is the primary by-product of the refining process. There is rail access to the property.

(Attach additional sheets if necessary)

Statement of Work: Provide the Department of Ecology with an estimated value of the land and existing building on site. The value of the land is to be based upon having all contaminated materials removed from the site. The building is to be appraised as is, without any improvements. All contaminated materials and the existing bag house located inside of the building are to be considered removed from the building.

Deliverables: Provide the Department of Ecology with a self-contained, complete appraisal of land and existing concrete building located on site.

Deliverables are subject to review and approval by AGENCY prior to payment.
(Attach additional sheets if necessary)


Start Date	End Date
------------	----------

Budget				
Description / Task	Quantity	Unit (Hrs.)	Unit Cost	Total
1. Appraisal of Maralco Property			\$	\$ 4,500.00
2.			\$	\$
Business Objective Supported:			AGENCY shall pay an amount not to exceed	\$


Cost Codes						
Prog Index	Org Code	Fund	Appn Index	Object	Sub-Object	Dollars
J1G40	J410	173	1A0	E	R	4,500

Both the Agency and the Contractor are responsible for ensuring work performed is within the scope of this Work Order. The Agency must monitor proper compliance with the terms of this Work Order. Any changes or amendments to this Work Order must be in writing and acknowledged by the GA Coordinator. IN WITNESS WHEREOF, the parties have executed this Work order.

Contractor
HUNNICUTT & ASSOCIATES, INC.
 P.O. BOX 531
 KIRKLAND, WA 98083-0531

 4/20/05
 (Signature) (Date)

Agency Approval

 4/22/05
 (Signature) AGENCY W/O Manager (Date)

(Acknowledgement) GA - Coordinator (Date)

W/O Mngr | **DAVID HUNNICUTT**

Telephone No. | 425-576-1203

Email: | davidhunnicutt@msn.com


W/O Mngr | **CHARLES HINDS**

Telephone No. | 360-407-7210

Email: | CHIN461@ECY.WA.GOV

7/2 Turner Haz waste

Ernie 012 or Index section

WORK ORDER STATE OF WASHINGTON (AGENCY) 	Contract Number	Work Order #
	02100	17105

This Work Order is issued under the provisions of a CUSTOMER contract. The services authorized are within the scope of services set forth in the Purpose of the contract. All rights and obligations of the parties shall be subject to and governed by the terms of the contract including any subsequent modifications, which are hereby incorporated by reference.

Purpose: This appraisal is being done to provide Ecology with the property value once all of the contaminated material is removed from the site and it can be used for commercial purposes. The existing property is located at 7730 202nd Street in Kent. It encompasses approximately 13 acres in an industrial-zoned portion of the city. The eastern half of the site is comprised of undeveloped land which is characterized by undergrowth (grass, blackberries, etc.) and is trisected by seasonal drainages. The western half of the site is comprised of an approximately 45,000 square-foot warehouse building where aluminum refining/recycling operations took place. A large pile (50,000 tons) black dross is located on the east and south side of the building. Black Dross is the primary by-product of the refining process. There is rail access to the property.

(Attach additional sheets if necessary)

Statement of Work: Provide the Department of Ecology with an estimated value of the land and existing building on site. The value of the land is to be based upon having all contaminated materials removed from the site. The building is to be appraised as is, without any improvements. All contaminated materials and the existing bag house located inside of the building are to be considered removed from the building.

Deliverables: Provide the Department of Ecology with a self-contained, complete appraisal of land and existing concrete building located on site.

Deliverables are subject to review and approval by AGENCY prior to payment.
(Attach additional sheets if necessary)

Start Date	End Date
------------	----------


Budget				
Description / Task	Quantity	Unit (Hrs.)	Unit Cost	Total
1. Appraisal of Maralco Property			\$	\$ 4,500.00
2.			\$	\$

Business Objective Supported: AGENCY shall pay an amount not to exceed \$

Cost Codes						
Prog Index	Org Code	Fund	Appn Index	Object	Sub-Object	Dollars
J1G40	J410	173	1A0	E	R	4,500

Both the Agency and the Contractor are responsible for ensuring work performed is within the scope of this Work Order. The Agency must monitor proper compliance with the terms of this Work Order. Any changes or amendments to this Work Order must be in writing and acknowledged by the GA Coordinator. IN WITNESS WHEREOF, the parties have executed this Work order.

Contractor
HUNNICUTT & ASSOCIATES, INC.
 P.O. BOX 531
 KIRKLAND, WA 98083-0531

 4/20/05
 (Signature) (Date)

W/O Mngr **DAVID HUNNICUTT**
 Telephone No. 425-576-1203
 Email: davidhunnicutt@msn.com

Agency Approval
 4/22/05
 (Signature) AGENCY W/O Manager (Date)

(Acknowledgement) GA - Coordinator (Date)

W/O Mngr **CHARLES HINDS**
 Telephone No. 360-407-7210
 Email: CHIN461@ECY.WA.GOV



Contract #02100 - Appraisal Services Work Request

This Work Request is submitted under your Convenience Contract #02100 with the Department of General Administration, Office of State Procurement.

Work Request Number: 17105 **Date Issued:** March 3, 2005

Type of Service: Appraisal of Property Zoned Commercial

Number of business days to respond to this request: 3

Responses are due by Close of Business on: March 7, 2005

Late submissions cannot be considered.

Please have your response submitted via email to: Charles Hinds chin461@ecy.wa.gov

Expected Work Period. Work period is projected from: March 15, 2005 - through - April 15, 2005

Expected Work Commitment: Provide the Department of Ecology with an estimated value of the land and existing building on site. This appraisal is being done to provide Ecology with an idea of the property value once all of the contaminated material is removed from the site and it can be used for commercial purposes. The value of the land is to be based upon having all contaminated materials removed from the site. The building is to be appraised as is, without any improvements. All contaminated materials and the existing bag house located inside of the building are to be considered removed from the building.

Scope of Work: The existing property is located at 7730 202nd Street in Kent. It encompasses approximately 13 acres in an industrial-zoned portion of the city. The eastern half of the site is comprised of undeveloped land which is characterized by undergrowth (grass, blackberries, etc.) and is trisected by seasonal drainages. The western half of the site is comprised of an approximately 45,000 square-foot warehouse building where aluminum refining/recycling operations took place. A large pile (50,000 tons) black dross is located on the east and south side of the building. Black Dross is the primary by-product of the refining process. There is rail access to the property.

The Appraiser will be required to perform duties including, but not limited to:

-
-

Other factors for this Work Request:

- Ecology personnel will be available be on site with the appraiser to provide additional information and guide them through the property. A lot of information is available and can be provided.
-

Submitted By (Name & Title): Charles Hinds, Contract Officer

Agency (Customer Name): Department of Ecology

Date: 3/1/2005

Phone: 360-407-7210 **Email:** Chin461@ecy.wa.gov **Fax:** 360-407-7154

Instructions to Vendors

Please ensure that you have included the following information in your response as these are the items that will be used to evaluate your response:

1. Describe in one page or less a similar appraisal project (based on location, scope and type of appraisal) you have done and the outcome for the customer. Include contact information for this customer (phone, email, etc.)
2. Proposed firm fixed price for completing this appraisal.
3. Date staff will be available to begin work.
4. Resume for the appraiser submitted for this project (include company names and phones numbers worked for past three years for each individual).
5. Availability of staff for possible interview with customer during week of
6. Vendor's contact information for this Work Request. Include name, title, email, phone & fax numbers.

A Work Order number will be assigned, and formal Work Order issued, after a vendor is selected to perform this Work Request.

DRAFT

Memo
Department of Ecology
Toxics Cleanup Program
Northwest Regional Office

January 12, 2005

From: Norm Peck

To: Jim Flynn, URS Consulting

Re: Cost estimate for Ecology VCP review of Maralco supplemental RI/FS work

Brown Dog, through URS, has requested an estimate of costs for Ecology review and approval of supplemental RI/FS work at the Maralco Site in Kent, Washington. Ecology has prepared an estimate with the following stipulations:

There are rows in the chart noted as being "high" and "low". In this instance, "low" indicates the estimated time for each job classification if the review proceeds relatively smoothly, with a minimum of disagreements, need for dispute resolution and multiple communications and meetings to come to concurrence on technical matters and issues that may arise. "High" denotes the time needed if the immediately preceding conditions do not apply. Additional costs may be incurred if additional meetings are required to satisfy other agencies (e.g. City of Kent, Wa. Dept. of Fish and Wildlife, etc.) that the sampling proposed is adequate, or regarding other aspects of the project such as the conceptual CAP. If guidance or consultation is sought regarding wastes inside the building, or to other phases of the site work or planning, additional costs are also likely to be incurred by Brown Dog or URS on their behalf.

This estimate applies only to the supplemental RI/FS activities to characterize the outdoor waste piles and underlying soils (if applicable) at the Maralco Site in Kent, Washington.

Note that job classifications are used because individual staff persons at Ecology may not be available at all times during this phase of site work under the VCP at Maralco. In such an instance, workload may shift from one staff person to others, and the final costs and hours expended on particular tasks will differ from those provided in this estimate.

If you have any questions about this estimate, please feel free to contact me.

DRAFT

Table 1 Maralco Supplemental RI/FS VCP Cost Estimate

Marlaco Tasks	Position Class	Program	hours	rate	amount	notes
Review revised DW sample plan	Env. Engr. 3	HW&TR	2.0	\$97.00	\$194.00	low
			5.0	\$97.00	\$485.00	high
	ES 3	HW&TR	3.0	\$72.00	\$216.00	low
			6.0	\$72.00	\$432.00	high
	ES 4	TCP	4.0	\$81.00	\$324.00	low
			6.0	\$81.00	\$486.00	high
	Env. Engr. 4	TCP	1.0	\$97.00	\$97.00	low
			3.0	\$97.00	\$291.00	high
Review sample data for designation	Env. Engr. 3	HW&TR	2.0	\$97.00	\$194.00	low
			5.0	\$97.00	\$485.00	high
	ES 3	HW&TR	3.0	\$72.00	\$216.00	low
			6.0	\$72.00	\$432.00	high
	Env. Engr. 4	TCP	1.0	\$97.00	\$97.00	low
			3.0	\$97.00	\$291.00	high
	ES-4	TCP	4.0	\$81.00	\$324.00	low
			6.0	\$81.00	\$486.00	high
Site Inspection (incl. travel)	Env. Engr. 3	HW&TR	2.0	\$97.00	\$194.00	low
			4.0	\$97.00	\$388.00	high
	ES 3	HW&TR	3.0	\$72.00	\$216.00	low
			6.0	\$72.00	\$432.00	high
	Env. Engr. 4	TCP	5.0	\$97.00	\$485.00	low
			20.0	\$97.00	\$1,940.00	high
	ES-4	TCP	10.0	\$81.00	\$810.00	low
			25.0	\$81.00	\$2,025.00	high
Attend meetings, communications	Env. Engr. 3	HW&TR	4.0	\$97.00	\$388.00	low
			12.0	\$97.00	\$1,164.00	high
	ES 3	HW&TR	4.0	\$72.00	\$288.00	low
			12.0	\$72.00	\$864.00	high
	Env. Engr. 4	TCP	12.0	\$97.00	\$1,164.00	low
			30.0	\$97.00	\$2,910.00	high
	ES-4	TCP	16.0	\$81.00	\$1,296.00	low
			48.0	\$81.00	\$3,888.00	high
Site Management, internal affairs	Env. Engr. 4	TCP	2.0	\$97.00	\$194.00	low
			10.0	\$97.00	\$970.00	high
	ES-4	TCP	6.0	\$81.00	\$486.00	low
			20.0	\$81.00	\$1,620.00	high
					\$7,183.00	low
					\$19,589.00	high

Hinds, Chuck

From: Peck, Norm
Sent: Tuesday, January 11, 2005 10:40 AM
To: Hinds, Chuck; Rogowski, Barry
Cc: Edens, Mark; Alexander, Steve (ECY); Sutton, Victoria; Yasuda, Dean; Robohm, Richard
Subject: Maralco

Hello, Chuck and Barry. I relayed our position that the Brown Dog Maralco work by Ecology needs to be in the context of the VCP Program (as well as reiterating that we felt our offer to supplement sampling up to a match of Brown Dog sampling and analysis expenses if necessary to fully delineate the status of wastes vis a vis DW regulations, and forgive the past Ecology claims upon successful completion of the remediation are quite significant contributions to the remediation/development effort) late yesterday afternoon to Jim Flynn at URS.

Jim called back that evening with a response from Dale at Brown Dog. They would like a letter explaining why we feel the need to work within the VCP context, and estimating the rates for each of us who would be charging to the VCP, and total projected cost.

I anticipate that Chuck, myself, Barry, possibly Mark Edens, Vicki Sutton and Dean Yasuda (HW&TR) and Richard Robohm (SEA) will all have some involvement as planning and waste characterization are currently envisioned. At a minimum, the technical team and roles are:

Chuck Hinds & Norm Peck	Site Managers	TCP
Vicki Sutton and Dean Yasuda	HazWaste technical support	HW&TR
Richard Robohm	Wetlands technical support	SEA

I can get estimates of probable time involvement from each. What's the best course for obtaining charge-out amounts for each of us?

I see the rationale for proceeding under the VCP Program (in lieu of a formal order, agreed order or CD) as being specifically authorized, and within the specific legal framework of WAC 173-340-515 to establish the legal authority for Ecology involvement in the remediation, and assuring compliance with the substantive provisions of MTCA.

I'm open to either putting together the first draft of such a letter for review and modification as necessary, or providing comments/review of such a letter written by Chuck or Barry; let me know which option appears most expeditious. Implicitly, I think I'm saying I/we agree that the request is reasonable, with appropriate caveats as to uncertainties that may be encountered, and limited to the timeframe from present through interpretation and agency determination(s) related to waste characterization (but including planning work in addition to waste sampling/testing/characterization).

Thoughts?

Norm Peck
 Department of Ecology
 Toxics Cleanup Program
 Northwest Regional Office

Phone (425) 649-7047
FAX (425) 649-7098
Email nope461@ecy.wa.gov

Hinds, Chuck

From: Peck, Norm
Sent: Tuesday, January 04, 2005 3:22 PM
To: Edens, Mark
Cc: Misko, David; Sellick, Julie; Fitzpatrick, Kevin (ECY); Hinds, Chuck
Subject: RE: Marlaco

Hi, Mark. I'll discuss vacating the WQ and DW Orders (?and penalties?) against the site; it's been an orphan to all intents and purposes since 1987 (pre-MTCA). Chuck, could you discuss any issues with any MTCA Orders outstanding at the site with the AAG when the lien is raised with them?

Norm Peck

Department of Ecology
Toxics Cleanup Program
Northwest Regional Office
Phone (425) 649-7047
FAX (425) 649-7098
Email nope461@ecy.wa.gov

-----Original Message-----

From: Edens, Mark
Sent: Tuesday, January 04, 2005 3:12 PM
To: Peck, Norm
Subject: RE: Marlaco

Norm,

Thanks for the information. Since we can no longer issue conditional or interim NFAs anyway, that was definitely a right decision. If this was a formal site and is now going into VCP someone could possibly raise a question about it. I will not.

Mark E.

-----Original Message-----

From: Peck, Norm
Sent: Tuesday, January 04, 2005 2:47 PM
To: Alexander, Steve (ECY); Edens, Mark
Cc: Hinds, Chuck; Rogowski, Barry; Pendowski, Jim; Sutton, Victoria
Subject: Marlaco

Hello, Steve and Mark. This email summarizes a meeting this morning (January 4, 2005) attended by myself, Chuck Hinds, Barry Rogowski with Jim Pendowski. The meeting was regarding the Marlaco site in Kent, and the proposal by Brown Dog (a development group currently holding the liens on the property) to remediate the property in the VCP context. While the decisions were slightly broader than indicated below, this represents the way they were presented to Jim Flynn.

Decisions reached:

1.) Brown Dog must enter the VCP Program, and pay Ecology staff billable hours for work conducted by Ecology on review, oversight, etc. related to the site (starting

today).

2.) At the conclusion of successful remediation, Ecology is willing to relinquish its lien/secured claim against the property.

3.) Ecology (TCP) is willing to "match" Brown Dog's sample and analysis costs (up to approximately \$10-15K) if necessary to properly delineate any portions of the black dross waste piles that are not removed from DW designation by testing, at the conclusion of Brown Dog's initial sampling and analysis (done at their expense). Assurance of what proportion of the waste is "problem" (conventional solid) waste and what portion (if any) is DW per previous designation by Ecology will be the primary determining factor in the economic feasibility of the remediation (and subsequent development) of the property. Brown Dog must submit a proposed waste characterization sampling and analysis plan that meets the criteria set out by Vicki Sutton in a letter to Brown Dog in November of '04.

4.) Ecology concurs with the broad conceptual plan submitted by Brown Dog, but will need modification of some details (including but not limited to the supplemental RI/FS sampling to characterize the black dross in accordance with DW regulations; further issues needing modification will be specified at a meeting to be held on January 11, 2004)

5.) Brown Dog cannot and will not receive a "conditional NFA" if groundwater remediation is not complete; the site will remain listed until remediation levels are met for all media throughout the site.

{NOTE: The above depicts the decisions from our meeting this morning as posited by me to Jim Flynn via telephone conversation at about 1400 hrs. 4 Jan 05}

I have spoken with Jim Flynn at URS, the lead consultant for remediation work at the site; he indicated to me that he understood the conditions above, and would relay them to Dale at Brown Dog. URS and Brown Dog will be prepared to respond at the January 11 meeting. Jim Flynn indicated that he thought the proposed approach would be acceptable. At this point, the limit of commitment is through the end of sampling, analysis and evaluation of results (i.e. characterization of the waste), at which time feasibility and commitment to the project would be reassessed by all parties.

I'm letting you know because of my involvement in this NWRO site at which site management responsibility is shared by Chuck Hinds (HQ) and myself (and to verify that all decisions reached are consensual among the attendees). If you have any questions, let me know; I'll clarify as I'm able. Thanks,

Norm Peck

Department of Ecology

Toxics Cleanup Program

Northwest Regional Office

Phone (425) 649-7047

FAX (425) 649-7098

Email nope461@ecy.wa.gov

Hinds, Chuck

From: Farley, John (GA)
Sent: Tuesday, May 03, 2005 8:46 AM
To: Hinds, Chuck
Subject: OSP Work Contract Inquiry

Charles,
I am currently collecting Work Contracts for the Professional Services Team. PS2 has yet to receive a signed Work Contract for the following Work Requests:

Work Request Information:

OSP Work Request #:	17105
Description:	Appraisal of Property in Kent WA

Work Request Manager:	Charles Hinds
Work Request Manager Email:	chin461@ecy.wa.gov

If you have completed your evaluation could you please send me a signed copy of this Work Contract to complete our files. If not, then please respond to this email with an update on the status on this engagement.

Please send copies of the signed Work Order contract to:

Office of State Procurement
210-11th Ave SW RM 201 GA Bldg
PO BOX 41017 Olympia WA 98504-1017
MS #: 41017
(360) 902-7412 FX: (360) 586-4944

If you have any questions, please let me know.
Thanks

John Farley, Contract Specialist
MS: 41017
PH: (360) 902-7492
FAX: (360) 586-2426
jfarley@ga.wa.gov

**WORK ORDER STATE OF WASHINGTON
(AGENCY)**



Contract Number

Work Order #

This Work Order is issued under the provisions of a CUSTOMER contract. The services authorized are within the scope of services set forth in the *Purpose* of the contract. All rights and obligations of the parties shall be subject to and governed by the terms of the contract including any subsequent modifications, which are hereby incorporated by reference.

Purpose

(Attach additional sheets if necessary)

Statement of Work

Deliverables

Deliverables are subject to review and approval by AGENCY prior to payment.
(Attach additional sheets if necessary)

Start Date

End Date

Budget

Description / Task	Quantity	Unit (Hrs.)	Unit Cost	Total
1.			\$	\$
2.			\$	\$
Business Objective Supported:	AGENCY shall pay an amount not to exceed			\$

Cost Codes

Prog Index	Org Code	Fund	Appn Index	Object	Sub-Object	Dollars

Both the Agency and the Contractor are responsible for ensuring work performed is within the scope of this Work Order. The Agency must monitor proper compliance with the terms of this Work Order. Any changes or amendments to this Work Order must be in writing and acknowledged by the GA Coordinator. IN WITNESS WHEREOF, the parties have executed this Work order.

Contractor

Agency Approval

(Signature) (Date)

(Signature) AGENCY W/O Manager (Date)

(Acknowledgement) GA - Coordinator (Date)

W/O Mngr (Print Name)

W/O Mngr (Print Name)

Telephone No.

Telephone No.

Email:

Email:



Contract #02100 - Appraisal Services Work Request

This Work Request is submitted under your Convenience Contract #02100 with the Department of General Administration, Office of State Procurement.

Work Request Number: 17105 Date Issued: March 3, 2005

Type of Service: Appraisal of Property Zoned Commercial

Number of business days to respond to this request: 3

Responses are due by Close of Business on: March 7, 2005

Late submissions cannot be considered.

Please have your response submitted via email to: Charles Hinds chin461@ecy.wa.gov

Expected Work Period. Work period is projected from: March 15, 2005 - through - April 15, 2005

Expected Work Commitment: Provide the Department of Ecology with an estimated value of the land and existing building on site. This appraisal is being done to provide Ecology with an idea of the property value once all of the contaminated material is removed from the site and it can be used for commercial purposes. The value of the land is to be based upon having all contaminated materials removed from the site. The building is to be appraised as is, without any improvements. All contaminated materials and the existing bag house located inside of the building are to be considered removed from the building.

Scope of Work: The existing property is located at 7730 202nd Street in Kent. It encompasses approximately 13 acres in an industrial-zoned portion of the city. The eastern half of the site is comprised of undeveloped land which is characterized by undergrowth (grass, blackberries, etc.) and is trisected by seasonal drainages. The western half of the site is comprised of an approximately 45,000 square-foot warehouse building where aluminum refining/recycling operations took place. A large pile (50,000 tons) black dross is located on the east and south side of the building. Black Dross is the primary by-product of the refining process. There is rail access to the property.

The Appraiser will be required to perform duties including, but not limited to:

-
-

Other factors for this Work Request:

- Ecology personnel will be available be on site with the appraiser to provide additional information and guide them through the property. A lot of information is available and can be provided.
-

Submitted By (Name & Title): Charles Hinds, Contract Officer

Agency (Customer Name): Department of Ecology

Date: 3/1/2005

Phone: 360-407-7210 Email: Chin461@ecy.wa.gov Fax: 360-407-7154

Instructions to Vendors

Please ensure that you have included the following information in your response as these are the items that will be used to evaluate your response:

1. Describe in one page or less a similar appraisal project (based on location, scope and type of appraisal) you have done and the outcome for the customer. Include contact information for this customer (phone, email, etc.)
2. Proposed firm fixed price for completing this appraisal.
3. Date staff will be available to begin work.
4. Resume for the appraiser submitted for this project (include company names and phone numbers worked for past three years for each individual).
5. Availability of staff for possible interview with customer during week of
6. Vendor's contact information for this Work Request. Include name, title, email, phone & fax numbers.

A Work Order number will be assigned, and formal Work Order issued, after a vendor is selected to perform this Work Request.



CONTRACT/GRANT/LOAN (& Amendments)
Face Sheet
 (Instructions on Reverse)

Payable System #: <u>9.227</u>
Agreement #: <u>60500274</u>

RECIPIENT NAME: HUNNICUTT & ASSOCIATES, INC. FEDERAL TAX ID #: _____

PROGRAM AND *PROJECT OFFICER: _____ TCP _____ CHUCK HINDS _____ 7-7210
 (Program) (Name) (Phone)

PROGRAM ADMINISTRATIVE CONTACT (if applicable): _____
 (Name) (Phone)

PROJECT TITLE/DESCRIPTION: MARALCO SITE APPRASIAL

START DATE: 3/9/2005 END DATE: 6/30/2005

IF AN AMENDMENT: AMOUNT OF INCREASE \$84,500.00 AMOUNT OF DECREASE \$ _____

TIME EXTENSION? YES or NO After all amendments, new total of agreement \$ _____

IF A CONTRACT: Personal (RCW 39.29) Purchased (RCW 43.19) Arch./Eng. (RCW 39.80) Public Works (RCW 39.04) Interagency (RCW 39.34)

Competitive or Sole Source (check one)

TOTAL ELIGIBLE PROJECT COST: \$ 4,500.00 TOTAL ECOLOGY SHARE OF COST: \$ 4,500.00
 (Amount of Contract/Grant/Loan--including amendments)

HOW TO ENCUMBER AND DISBURSE IN AFRS

(Required for Single-year Operating Appropriations & agreements extending beyond current biennium)

Fund/Al	SIC	(Required) Project & Sub-Project	FY:	FY:	Total
<u>173/1A0</u>	<u>J1G40</u>	<u>N/A</u>			<u>4,500.00</u>

^Total of FYs must equal total Ecology share of cost^

ARE WE PAYING WITH ANY FEDERAL FUNDS? YES or NO

- If Yes: 1) End date of Federal Grant: _____ Compare to end date of this agreement. OK? Yes or No
 2) Debarment /suspension language must be in ALL agreements using federal funds. Is it in this agreement? Yes or No
 3) Is this a subrecipient? Yes or No If Yes, is subrecipient language included in this agreement? Yes or No

Remarks: _____

Laura H. Lowe 5/13/05 (Contracts Administrator) (Date) Jack A. Glatt 5/12/05 (Budget Planner) (Date)

*Program Contact: Send ORIGINAL completed/signed face sheet and signed agreement or amendment to Fiscal.

Fiscal Use ONLY	
Activated in Payables System _____ / / _____ Date Initials	Entered in Federal Database _____ / / _____ (or N/A if not applicable) Date Initials

WORK ORDER STATE OF WASHINGTON
(AGENCY)



Contract Number

02100

Work Order #

17105

This Work Order is issued under the provisions of a CUSTOMER contract. The services authorized are within the scope of services set forth in the Purpose of the contract. All rights and obligations of the parties shall be subject to and governed by the terms of the contract including any subsequent modifications, which are hereby incorporated by reference.

Purpose: This appraisal is being done to provide Ecology with the property value once all of the contaminated material is removed from the site and it can be used for commercial purposes. The existing property is located at 7730 202nd Street in Kent. It encompasses approximately 13 acres in an industrial-zoned portion of the city. The eastern half of the site is comprised of undeveloped land which is characterized by undergrowth (grass, blackberries, etc.) and is trisected by seasonal drainages. The western half of the site is comprised of an approximately 45,000 square-foot warehouse building where aluminum refining/recycling operations took place. A large pile (50,000 tons) black dross is located on the east and south side of the building. Black Dross is the primary by-product of the refining process. There is rail access to the property.

(Attach additional sheets if necessary)

Statement of Work: Provide the Department of Ecology with an estimated value of the land and existing building on site. The value of the land is to be based upon having all contaminated materials removed from the site. The building is to be appraised as is, without any improvements. All contaminated materials and the existing bag house located inside of the building are to be considered removed from the building.

Deliverables: Provide the Department of Ecology with a self-contained, complete appraisal of land and existing concrete building located on site.

Deliverables are subject to review and approval by AGENCY prior to payment.

(Attach additional sheets if necessary)

Start Date		End Date	
------------	--	----------	--

Budget

Description / Task	Quantity	Unit (Hrs.)	Unit Cost	Total
1. Appraisal of Maralco Property			\$	\$ 4,500.00
2.			\$	\$
Business Objective Supported:	AGENCY shall pay an amount not to exceed			\$

Cost Codes

Prog Index	Org Code	Fund	Appn Index	Object	Sub-Object	Dollars
J1G40	J410	173	1A0	E	R	4,500

Both the Agency and the Contractor are responsible for ensuring work performed is within the scope of this Work Order. The Agency must monitor proper compliance with the terms of this Work Order. Any changes or amendments to this Work Order must be in writing and acknowledged by the GA Coordinator. IN WITNESS WHEREOF, the parties have executed this Work order.

Contractor
HUNNICUTT & ASSOCIATES, INC.
P.O. BOX 531
KIRKLAND, WA 98083-0531

(Signature) *4/20/05*
(Date)

W/O Mngr DAVID HUNNICUTT
Telephone No. 425-576-1203
Email: davidhunnicut@msn.com

Agency Approval

(Signature) *4/22/05*
AGENCY W/O Manager (Date)

(Acknowledgement) GA - Coordinator (Date)

W/O Mngr CHARLES HINDS
Telephone No. 360-407-7210
Email: CHIN461@ECY.WA.GOV

C0500274

FORM A19-1A



STATE OF WASHINGTON

Online Help
This document is a protected form for use online. Use the Tab key to advance from text field to text field. Shift-Tab will go to prior text field. Date fields are formatted to return m/d/yyyy format. Calculations will automatically occur as you fill in the number fields, with the total at the bottom. The form can be printed blank and filled in by hand as needed. After completion and appropriate signatures, forward to the Fiscal Office for payment.

(Rev. 1/91)

INVOICE VOUCHER

(new online version 12/01)

AGENCY USE ONLY
AGENCY NO. 4610
LOCATION CODE
P.R. OR AUTH. NO.

AGENCY NAME
Department of Ecology
VENDOR OR CLAIMANT (Warrant is to be payable to)
Hunnicut & Associates, Inc.
P.O. Box 531
Kirkland, WA 98083-0531

INSTRUCTIONS TO VENDOR OR CLAIMANT: Submit this form to claim payment for materials, merchandise or services. Show complete detail for each item.

Vendor's Certificate. I hereby certify under penalty of perjury that the items and totals listed herein are proper charges for materials, merchandise or services furnished to the State of Washington, and that all goods furnished and/or services rendered have been provided without discrimination because of age, sex, marital status, race, creed, color, national origin, handicap, religion, or Vietnam era or disabled veterans status.

BY [Signature] (SIGN IN INK)
President (TITLE)
5/11/05 (DATE)

FEDERAL I.D. NO. OR SOCIAL SECURITY NO. (For Reporting Personal Services Contract Payments to I.R.S.) 91-1512190
RECEIVED BY
DATE RECEIVED

Table with columns: DATE, DESCRIPTION, QUANTITY, UNIT, UNIT PRICE, AMOUNT, FOR AGENCY USE. Row 1: 4/20/05, Appraisal of Maralco Property, N/A, LS, N/A, \$4,500.00

PREPARED BY
TELEPHONE NUMBER
DATE
AGENCY APPROVAL [Signature]
DATE 5/12/05

DOC DATE
PMT DUE DATE
CURRENT DOC. NO.
REF. DOC. NO.
VENDOR NUMBER
VENDOR MESSAGE
USE TAX
IUBI NUMBER

Table with columns: REF DOC SUF, TRANS CODE, M O D, FUND, APPN INDEX, PROGRAM INDEX, SUB OBJ, SUB SUB OBJECT, ORG INDEX, WORK/CLASS, ALLOC, COUNTY, BUDGET UNIT, CITY/TOWN, MOS, PROJECT, SUB PROJ, PROJ PHAS, AMOUNT, INVOICE NUMBER

ACCOUNTING APPROVAL FOR PAYMENT
DATE
WARRANT TOTAL
WARRANT NUMBER

Request for Taxpayer Identification Number and Certification

Give form to the
requester. Do not
send to the IRS.

Please print or type	Name (See Specific Instructions on page 2.) <i>David Hunnicutt</i>	
	Business name, if different from above. (See Specific Instructions on page 2.) <i>Hunnicutt & Associates, Inc.</i>	
	Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other ▶	
	Address (number, street, and apt. or suite no.) <i>PO Box 531</i>	Requester's name and address (optional) WA Department of Ecology, PO Box 47615, Olympia, WA 98504-7615
City, state, and ZIP code <i>Kirkland WA 98083-0531</i>		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 2. For other entities, it is your employer identification number (EIN). If you do not have a number, see **How to get a TIN** on page 2.

Note: If the account is in more than one name, see the chart on page 2 for guidelines on whose number to enter.

Social security number	Employer identification number
+ +	9 4 1 5 1 2 1 9 0

List account number(s) here (optional)

Part II For U.S. Payees Exempt From Backup Withholding (See the instructions on page 2.)

Part III Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. person (including a U.S. resident alien).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 2.)

Sign Here	Signature of U.S. person ▶ <i>D. Hunnicutt</i>	Date ▶ <i>5/11/05</i>
-----------	--	-----------------------

Purpose of Form

A person who is required to file an information return with the IRS must get your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to give your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee.

If you are a foreign person, use the appropriate Form W-8. See Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Corporations.

Note: If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

What is backup withholding? Persons making certain payments to you must withhold and pay to the IRS 31% of such payments under certain conditions. This is called "backup withholding." Payments that may be subject to backup withholding include interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

If you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return, payments you receive will not be subject to backup withholding. **Payments you receive will be subject to backup withholding if:**

- You do not furnish your TIN to the requester, or
- You do not certify your TIN when required (see the Part III instructions on page 2 for details), or
- The IRS tells the requester that you furnished an incorrect TIN, or
- The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

- You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See the Part II instructions and the separate **Instructions for the Requester of Form W-9**.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of Federal law, the requester may be subject to civil and criminal penalties.

WASHINGTON STATE DEPARTMENT OF GENERAL ADMINISTRATION
OFFICE OF STATE PROCUREMENT, PROFESSIONAL SERVICES SOLUTIONS

Contract #02100 - Appraisal Services Work Request

This Work Request is submitted under your Convenience Contract #02100 with the Department of General Administration, Office of State Procurement.

Work Request Number: 17105 Date Issued: March 3, 2005

Type of Service: Appraisal of Property Zoned Commercial

Number of business days to respond to this request: 3

Responses are due by Close of Business on: March 7, 2005

Late submissions cannot be considered.

Please have your response submitted via email to: Charles Hinds chin461@ecy.wa.gov

Expected Work Period. Work period is projected from: March 15, 2005 - through - April 15, 2005

Expected Work Commitment: Provide the Department of Ecology with an estimated value of the land and existing building on site. This appraisal is being done to provide Ecology with an idea of the property value once all of the contaminated material is removed from the site and it can be used for commercial purposes. The value of the land is to be based upon having all contaminated materials removed from the site. The building is to be appraised as is, without any improvements. All contaminated materials and the existing bag house located inside of the building are to be considered removed from the building.

Scope of Work: The existing property is located at 7730 202nd Street in Kent. It encompasses approximately 13 acres in an industrial-zoned portion of the city. The eastern half of the site is comprised of undeveloped land which is characterized by undergrowth (grass, blackberries, etc.) and is trisected by seasonal drainages. The western half of the site is comprised of an approximately 45,000 square-foot warehouse building where aluminum refining/recycling operations took place. A large pile (50,000 tons) black dross is located on the east and south side of the building. Black Dross is the primary by-product of the refining process. There is rail access to the property.

The Appraiser will be required to perform duties including, but not limited to:

-
-

Other factors for this Work Request:

- Ecology personnel will be available be on site with the appraiser to provide additional information and guide them through the property. A lot of information is available and can be provided.
-

Submitted By (Name & Title): Charles Hinds, Contract Officer

Agency (Customer Name): Department of Ecology

Date: 3/1/2005

Phone: 360-407-7210 Email: Chin461@ecy.wa.gov Fax: 360-407-7154

Hinds, Chuck

From: Farley, John (GA) [Jfarley@GA.WA.GOV]
Sent: Monday, May 23, 2005 2:05 PM
To: 'davidhunnicutt@msn.com'; Hinds, Chuck; Farley, John (GA); GA PCAMail
Subject: State of Washington Contract Confirmation

State of Washington
Department of General Administration, Office of State Procurement (OSP)

OSP Contact: FARLEY, JOHN, (360) 902-7492, jfarley@ga.wa.gov

The State of Washington Dept. of General Administration (GA), Office of State Procurement (OSP) has received notification that your company recently entered into a contract as outlined below. This is a confirmation notice and no action is required.

CONTRACT PURPOSE:
Appraisal of Property in Kent WA

CONTRACT INFORMATION:
Master contract #: 02100
OSP SPR/reference #: 17105
End Date: 06/30/2005
Not to exceed contract value: \$4,500.00

AGENCY CUSTOMER:
ECOLOGY DEPARTMENT OF
CHARLES HINDS chin461@ecy.wa.gov, (360) 407-7210
300 DESMOND DR

LACEY, WA 98504

CONTRACTOR INFORMATION:
Hunnicutt & Associates
David Hunnicutt, davidhunnicutt@msn.com, (425) 576-1203
P.O.Box 531
219 Lake St Ste C

Kirkland, WA 98083-

SPECIAL NOTES:

The GA, Program Cost Recovery Charge (PCRC) of 2.5% will be invoiced from OSP directly to the winning vendor at the end of each contract. Approximately 30 days prior to contract expiration, OSP will verify all billings with the Customer and Contractor and issue PCRC invoice based off of those actual billings after the contract has ended. Invoice due dates will be approximately 45 days after the completion of work or as agreed to with the winning vendor for specific Work Contracts.

Both the agency customer and the contractor are responsible for ensuring work performed is within the scope of the original contract. Any changes or amendments to this Work Order must be in writing and acknowledged by the GA Coordinator. The Agency must monitor proper compliance with contract terms and applicable RCWs.

Both contractor and agency customer will be notified 30 days prior to the contract end date noted above. This notice will serve to verify that the dollar amounts have not been exceeded without an executed amendment and to confirm project is on schedule.

CONTRACT RESULT

Contract No: 30700

ENVIRONMENTAL CONSULTING SERVICES

■ **Description:** contract provides pre-qualified environmental consultants in four areas: planning & permitting, waste management & remediation, regulatory compliance, and natural resource management

■ **State Procurement Officer Information:**

Name: JOHN FARLEY
Phone: (360) 902-7492
Email: jfarley@ga.wa.gov

■ **Available Documents:**

The following documents are in Microsoft Word® format unless noted otherwise. (Viewing Word Files)

- Current Contract Information Document
- Contract History Document (in HTML format)

■ **Links to Vendor Home Pages and Catalogs:** (in alphabetical order)

ADAPT ENGINEERING INC

Website: <http://www.isiadapt.com>

Adolfson Associates, Inc.

Website: <http://www.adolfson.com>

AJGB International, Inc.

Website: <http://members.aol.com/ajgb1/>

AMEC

Website: <http://www.amec.com>

Anvil Corporation

Website: <http://anvilcorp.com>

Apollo Geophysics Corp

Website: <http://www.apollogeophysics.com>

Applied Biomonitoring

Website: <http://appliedbiomonitoring.com>

AQUA TERRA Consultants

Website: <http://www.aquaterra.com>

Aspect Consulting, LLC

Website: <http://www.aspectconsulting.com>

ATC Associates, Inc.

Website: <http://ATCassociates.com>

Bionomics Environmental, Inc.

Website: <http://www.bionom.com>

Bitterroot Restoration, Inc.

Website: <http://www.bitterrootrestoratin.com>

Bristol Environmental & Engineering Services Corporation

Website: <http://www.beesc.com>

Brown and Caldwell

Website: <http://www.brownandcaldwell.com>

Camp Dresser & McKee Inc.

Website: <http://www.cdm.com>

Cascadia Consulting Group, Inc

Website: <http://www.cascadiaconsulting.com>

CH2M HILL INTERNATIONAL SERVICES, INC.

Website: <http://www.ch2m.com>

Cole & Associates, Training & Consulting, Inc.

Website: <http://www.ctcbear.com>

Converse Professional Group

Website: <http://converseconsultants.com>

Duratek Federal Services, Inc.

Website: <http://www.duratekinc.com>

EA Engineering, Science, and Technology, Inc.

Website: <http://www.eaest.com>

EcoChem, Inc.

Website: <http://www.ecochem.net>

Ecology and Environment, Inc.

Website: <http://www.ene.com>

Economic and Engineering Services, Inc.

Website: <http://www.ees-1.com>

EDAW, Inc.

Website: <http://www.edaw.com>

EHS-International, Inc.

Website: <http://www.ehsintl.com>

ENSR International

Website: <http://ENSR.com>

ENTRIX, Inc.

Website: <http://www.entrix.com>

Environment International Ltd.

Website: <http://www.eiltd.net>

Environmental Quality Management, Inc

Website: <http://www.eqm.com>

Environmental Science Associates

Website: <http://www.esassoc.com>

Envisioneering, Inc.

Website: <http://www.ering.com>

FULCRUM ENVIRONMENTAL CONSULTING, INC

Website: <http://www.efulcrum.net>

Gannett Fleming, Inc.

Website: <http://gannettfleming.com>

Garry Struthers Associates, Inc.

Website: <http://www.gsassoc-inc.com>

GeoEngineers, Inc.

Website: <http://www.geoengineers.com>

Geomatrix Consultants, Inc.

Website: <http://www.geomatrix.com>

GN Northern, Inc.

Website: <http://www.gnnorthern.com>

Golder Associates Inc.

Website: <http://www.golder.com>

Grette Associates, LLC

Website: <http://www.gretteassociates.com>

Hahn and Associates, Inc.

Website: <http://www.hahnenv.com>

Hart Crowser, Inc.

Website: <http://www.hartcrowser.com>

HDR

Website: <http://www.hdrinc.com>

Herrera Environmental Consultants, Inc.

Website: <http://www.herrerainc.com>

Huckell/Weinman Associates, Inc.

Website: <http://www.huckellweinman.com>

HWA GeoSciences Inc.

Website: <http://www.hwageosciences.com>

Integral Consulting Incorporated

Website: <http://www.integral-corp.com>

Jones & Stokes

Website: <http://www.jonesandstokes.com>

Kleinfelder, Inc.

Website: <http://www.kleinfelder.com>

LGL Northwest Research Associates

Website: <http://lgl.com>

Management Answers, Inc.

Website: <http://www.G-Logics.com>

Maul Foster & Alongi, Inc.

Website: <http://www.mfainc.org>

Meridian Environmental, Inc.

Website: <http://www.meridianenv.com>

Merit Engineering, Inc.

Website: <http://www.MeritEngineering.com>

Montgomery Water Group, Inc.

Website: <http://www.mwater.com>

NetCompliance Environmental Services, LLC

Website: <http://www.net-compliance.com>

Northwest Economic Associates

Website: <http://www.nwecon.com>

Pacific Groundwater Group

Website: <http://www.pgwg.com>

Parametrix

Website: <http://www.parametrix.com>

PBS Engineering and Environmental

Website: <http://www.pbsenv.com>

Phoinix Equipment, LLC.

Website: <http://phoinixcorp.net>

Portage Environmental, Inc.

Website: <http://www.portageenv.com>

Professional Service Industries, Inc

Website: <http://www.psiusa.com>

RIDOLFI Inc.

Website: <http://www.ridolfi.com>

Robinson & Noble, Inc.

Website: <http://www.robinson-noble.com>

S COHEN & ASSOCIATES

Website: <http://www.scainc.com>

Safe Environment of America

Website: <http://www.medtoxnw.com>

Sanders & Associates, Inc.

Website: <http://www.saiengineering.com>

Sapere Consulting, Inc.

Website: <http://www.sapereconsulting.com>

SB & Associates, Inc., P. S.

Website: <http://SBAssociates.com>

Science Applications International Corporation

Website: <http://www.saic.com>

SCM Consultants, Inc

Website: <http://www.scm-ae.com>

Shannon & Wilson, Inc.

Website: <http://www.shannonwilson.com>

Shapiro & Associates, Inc.

Website: <http://www.shap.com>

Shaw Environmental, Inc.

Website: <http://www.shawgrp.com>

Sisul Enterprises, Inc.

Website: <http://www.envirotechcons.com>

Skillings-Connolly

Website: <http://www.skillings.com>

SLR International Corp

Website: <http://www.slrcorp.com>

Sound Environmental Strategies Corporation

Website: <http://www.soundenvironmental.com>

Sound Native Plants Inc.

Website: <http://www.soundnativeplants.com>

Sound Resource Management Group, Inc.

Website: <http://zerowaste.com>

Stearns Conrad and Schmidt Consulting Engineers

Website: <http://www.scsengineers.com>

Steward and Associates

Website: <http://stewardandassociates.com>

TechLaw, Inc.

Website: <http://www.TechLawInc.com>

TerraLogic GIS, Inc.

Website: <http://www.terralogicgis.com>

Tetra Tech, Incorporated

Website: <http://www.tetrattech.com>

The Environmental Company, INC.

Website: <http://www.tecinc.com>

The JD White Company, Inc.

Website: <http://www.jdwhite.com>

The Paragon Consulting Group, LLC

Website: <http://www.theparagongroup.com>

The Watershed Company

Website: <http://www.watershedco.com>

USKH, Inc.

Website: <http://uskh.com>

WEST Consultants, Inc

Website: <http://westconsultants.com>

White Shield Inc.

Website: <http://www.whiteshield.com>

Return to the State Contracts Main Menu.

Scott, Katherine Ann

From: Scanlan, Kathleen
Sent: Thursday, February 24, 2005 1:31 PM
To: Scott, Katherine Ann
Subject: FW: Newsletter Contract Language -- review & approval language

Sorry, forgot to answer your question about the Start Date. We need it ASAP, how about March 14th?

-----Original Message-----

From: Scanlan, Kathleen
Sent: Thursday, February 24, 2005 1:27 PM
To: Scott, Katherine Ann
Subject: Newsletter Contract Language -- review & approval language

Hi Katherine,

Let me know if this language works.

~Kathi

Contractor will publish four (4) issues of the newsletter by July 2005

Each issue will contain three articles of approximately 500 words each; the contractor will write ALL articles or obtain permission to use excerpts from articles already written. For the articles, the contractor will call and schedule interviews with WA, OR, ID, AK and EPA brownfields contacts and other brownfields stakeholders. The resource impact to the states and EPA is anticipated to be minimal.

There will be three (3) sections of E-Newsletter:

1. Feature
2. Interview
3. How-to

* Possible types of articles include: success stories; progress reports on projects; information on different aspects of redevelopment (like financing); advice on avoiding pitfalls of brownfields; little-known facts about the brownfields program--financing, grants, liability issues, etc.; new trends; products or services related to brownfields, and EPA relevant news.

Contractor will perform the following duties: copyediting; layout of newsletter; layout of online elements; send newsletter; monthly report creation; project management; archive E-newsletter on the CTED Web site; and management of email marketing software account.

Please note, on a monthly basis for each issue, the contractor will plan content for that issue; research, interview for and write articles and submit final content to WA Ecology & CTED for review. If there are disagreements about content, Ecology will make the final determination and direct the contractor how to proceed. The contractor shall place the content into a template; send e-newsletter to subscribers; archive the newsletter on the state's Brownfields Web Site (currently 2/25/05, under construction at CTED) and give a report on the results of the e-newsletter distribution.

- The first issue will be published in (April 2005) and sent to the entire email list
- Three consecutive monthly issues will be sent to subscribers only (May, June, July)
- The contractor will continue to grow the subscriber list through viral marketing

-----Original Message-----

From: Scott, Katherine Ann
Sent: Thursday, February 17, 2005 4:00 PM
To: Scanlan, Kathleen
Cc: Kophs, Sharon (CTED)
Subject: RE: Newsletter Contract to be amended @ CTED

OK

I will do an Interagency Agreement Amendment.

What start date do you need?

Kathi, please provide me with the level of involvement detail you want included for your review and approval of the E-newsletter stories/articles?

-----Original Message-----

From: Scanlan, Kathleen
Sent: Thursday, February 17, 2005 11:42 AM
To: Scott, Katherine Ann
Cc: Kophs, Sharon (CTED)
Subject: FW: Newsletter Contract to be amended @ CTED

Hi Katherine,

Looks like CTED can amend their contract to include We Know Words (Sharon Baerny's) contribution to the E-newsletter. We will need to transfer \$ 16,500 from code J2J02, Region 10 News and Database Development, to J2J11, CTED Position. Thanks for your help and insight-- both of you. Lessons learned for me on this one!

Kathi

-----Original Message-----

From: Kophs, Sharon (CTED)
Sent: Thursday, February 17, 2005 9:08 AM
To: Scanlan, Kathleen
Subject: Newsletter

we can amend the existing contract -- I will still need to file it for 10 days. will write up the justification if you want to send over what you have already written.

Hunnicuttt & Associates.

PO Box 531

Kirkland, WA 98083-0531

Invoice

Date	Invoice #
4/20/2005	05 025

Bill To
State of Washington Dept of Ecology ATTN: Mr. Chuck Hinds PO Box 47600 Olympia, WA. 98504-7600

Description	Amount
Appraisal of 7730 South 202nd Street - Kent Contract Order Number 02100 Work order number 17105 Federal Tax ID number 91 1512190	4,500.00
It is our pleasure to be of service to you. Please keep us in mind for your future appraisal needs.	
Total	\$4,500.00

Hinds, Chuck

From: Farley, John (GA)
Sent: Tuesday, May 03, 2005 8:46 AM
To: Hinds, Chuck
Subject: OSP Work Contract Inquiry

Charles,

I am currently collecting Work Contracts for the Professional Services Team. PS2 has yet to receive a signed Work Contract for the following Work Requests:

Work Request Information:

OSP Work Request #:	17105
Description:	Appraisal of Property in Kent WA

Work Request Manager:	Charles Hinds
Work Request Manager Email:	chin461@ecy.wa.gov

If you have completed your evaluation could you please send me a signed copy of this Work Contract to complete our files. If not, then please respond to this email with an update on the status on this engagement.

Please send copies of the signed Work Order contract to:

Office of State Procurement
210-11th Ave SW RM 201 GA Bldg
PO BOX 41017 Olympia WA 98504-1017
MS #: 41017
(360) 902-7412 FX: (360) 586-4944

If you have any questions, please let me know.
Thanks

John Farley, Contract Specialist
MS: 41017
PH: (360) 902-7492
FAX: (360) 586-2426
jfarley@ga.wa.gov

2

Hinds, Chuck

From: James Lema [lemaconsultinggr@qwest.net]
Sent: Monday, March 07, 2005 4:30 PM
To: Hinds, Chuck
Subject: Work request 17105

Charles Hinds
Work Request No. 17105

1. I appraised on a self contained format two properties for James Feek, The Private Consulting Group, 10210 NE Points Drive, Suite 110, Kirkland, WA 98033, 425-828-1400. The first was a warehouse and office located in downtown Kent at 232 Railroad Ave S. The second was a office and warehouse structure located in East Puyallup at 11419 58th Ave E. These were fully developed property that had both improvements and some vacant land. Each of the properties had a developed portion and an undeveloped portion. The appraisals were complete reports that included all three approaches to value. Appraisals included fair market value and a value of a partial interest. The reports were to be used as the bases of a transfer of a partial interest.

2. Fee for a self contain narrative appraisal report is \$4,400.00

3. Available 3/15/05

4. James M. Lema, MAI, SR/WA

Professional Designations and Certification

MAI & SRA Designation - Appraisal Institute
Member No. 6617

SR/WA Designation - Senior Member of International Right of Way Association

Certified General Real Estate Appraiser - Washington State
Certificate No. 270-11 LE-MA-*J-M557Q7

Approved for WSDOT Fee Appraisal and Appraisal Review

Real Estate Employment

1997 - Present The Lema Consulting Group, Inc.
1995 - 1997 Principal, Clendaniel, Lema & Watts, Inc.
1993 - 1995 The Lema Company
1976 - 1993 Washington Appraisal Services
1973 - 1976 King County Assessor's Office
1972 - 1973 James R. Laird Company

Education

University of Washington, Bachelor of Arts, Economics

Appraisal & Real Estate Courses

- All Courses required for MAI & SRA and SR/WA designations.
- Beginning Appraisal, James R. Laird Company;
- Advanced Appraisal - 243, Bellevue Community College
- Society of Real Estate Appraisers, Courses 101 and 201
- Standards of Professional Appraisal Practice (Parts A & B)

Partial List of Clients

City of Arlington
 City of Auburn
 City of Bellevue
 City of Bothell
 City of Edmonds
 City of Issaquah
 City of Redmond
 City of Seattle
 City of Tacoma
 City of Tukwila
 City of Olympia
 City of Federal Way
 City of SeaTac
 City of Lynnwood
 City of Everett
 City of Newcastle
 City of Kirkland
 Island County
 King County
 Snohomish County
 First Mutual Bank
 Great Western Savings & Loan
 Metropolitan Savings
 U.S. Bancorp
 Frontier Bank
 Attorneys
 Title Companies
 Engineering firms
 Investment Groups
 Private Individuals
 Fish and Wildlife Service
 U.S. Forest Service
 Washington Department of Game
 Wash. State Dept. of Transportation
 Wash. State Dept. of Natural Resources
 Port of Seattle
 Sound Transit

5. Available for interview week of 3/14/05

6. James M. Lema
 The Lema Consulting Group, Inc.
 Real Estate Appraisers & Consultants
 4105 E. Madison St., Suite 330
 Seattle, WA 98112
 206-328-4225 office
 206-328-5495 fax
 lemaconsultinggr@qwest.net

3

GPA VALUATION

Real Estate Appraisers and Consultants
7522 28th Street West
Tacoma, Washington 98466-4112
(253) 564-1342
FAX (253) 566-9560

Gary K. Wessels, MAI
Richard E. Pinkley
Brandee J. Fish

Edward O. Greer, MAI
Bruce E. Pyrah

March 7, 2005

Charles Hinds, Contract Officer
Department of Ecology

Transmitted by E-Mail only to chin461@ecy.wa.gov

Re: Contract 02100 – Appraisal Services
Work Request Number 17105
Appraisal of former Maralco Aluminum Smelter Property
7730 202nd Street South
Kent, Washington

Dear Mr. Hinds:

This letter is to confirm our ability to complete the appraisal requested on the above-captioned property.

The fee for a limited appraisal in a summary narrative report format will not exceed \$5,000 unless there is a change in the scope of work. This fee will provide three copies of the report, unless prior arrangements have been made. It must be noted that if the work is stopped by the client before completion, the client will be responsible for work completed as of the date of notice to stop work.

what about Bldg
The scope of work will be limited to analysis of the market value of the land. We will state an assumption in the report that the site is valued as if cleared of any building improvements and soils contamination. Utilizing preliminary site area calculations and wetlands maps provided by client, we will make a value estimate that allows for some areas of the site that appear to be unusable. This unit value indicator (value per square foot) may be useful for making minor adjustments to the site area after the appraisal is completed.

Our fee does not include the cost for any outside consultants that may be necessary. Outside consultants will only be engaged upon written consent from the client. Any personal property will not be considered in this analysis. It is intended that the appraisal report and its conclusions will be used in estimating the feasibility of site cleanup. The effective date of value is to be the date of inspection. Our reports and conclusions are authorized for use only by the client, and only for the intended use.

We anticipate completion of the report within 3 to 5 weeks of authorization to proceed. This completion schedule is based on our receipt of a contract, or a signed copy of this letter of authorization, within 5 days of the above date. It is understood that we will have the benefit of wetlands maps for our analyses.

Page 2

March 7, 2005

Re: Contract 02100 – Appraisal Services
Work Request Number 17105
Appraisal of former Maralco Aluminum Smelter Property
7730 202nd Street South
Kent, Washington

The client is hereby informed that the information gathered by the appraisers in the course of this appraisal assignment may be utilized in future assignments. If the client wishes to keep the property information confidential, the appraisers should be informed to that effect in writing at the time confirmation is made that GPA Valuation is to proceed with the appraisal assignment.

Thank you for giving GPA Valuation the opportunity to serve the Department of Ecology appraisal needs.

Very truly yours,

GPA VALUATION

Transmitted via E-mail without signature

Richard E. Pinkley, President
State-certified General Real Estate Appraiser
Number 27011-1101074
E-mail -- greerp@qwest.net

REP:kw
Enclosures

I authorize GPA Valuation to proceed with the appraisal on the above-referenced property with the terms noted above.

Dated this _____ day of _____ 2005

Charles Hinds, Contract Officer
Department of Ecology

GPA VALUATION

Real Estate Appraisers and Consultants

7522 28th Street West

Tacoma, Washington 98466-4112

(253) 564-1342

FAX (253) 566-9560

Gary K. Wessels, MAI
Richard E. Pinkley
Brandee J. Fish

Edward O. Greer, MAI
Bruce E. Pyrah

SUMMARY OF QUALIFICATIONS

Our appraisal firm is legally registered with the State of Washington as Greer, Patterson & Associates, Inc., D.B.A. GPA Valuation. Richard E. Pinkley is company President; Gary K. Wessels, MAI, is the Vice President. Our firm primarily performs real estate appraisals of income property and land in the State of Washington. Our work log generally has a range of multi-parcel projects and litigation support consultation assignments along with appraisals of large and small scale facilities.

GPA Valuation is the continuation of a professional services corporation that was established in May 1978. Greer, Patterson & Associates, Inc., set up an environment in which a group of appraisers could offer a full range of appraisal and consulting services.

In addition to our staff appraisers, Edward O. Greer, MAI, and Gary K. Wessels, MAI, continue as our two Appraisal Institute designated appraisers. For over 25 years we have been able to provide the community with the resources and knowledge offered by a number of appraisers working under a common goal.

Our firm has been a service to the community. Some of the projects that we have completed since our incorporation are listed below.

- We were awarded the contract to complete all of the work for acquisition of the Tacoma Dome site, a multi-purpose arena venue.
- We have completed contracts from various jurisdictions for road improvement projects.
- We were chosen by the City of University Place management as one of two firms to analyze a number of properties within a proposed Town Center area.
- We were awarded a contract by the City of Tacoma for appraisal of all properties for the Tacoma Convention Center.
- We were chosen as the local appraisal firm for the ASARCO Class Action lawsuit and appointed until 2005 to sit on the Property Value Assurance Panel as part of the Class Action settlement.
- We have conducted longitudinal studies for use in class-action lawsuits involving the Cedar River and Hawks Prairie landfills.
- We completed the valuation for the City of Tacoma acquisition of the Carlton Center parking structure and office building.
- We made an appraisal of the Kaiser Aluminum smelter facility - Port of Tacoma Blair Waterway.
- We appraised the KSTW Television Broadcast facility and excess land.
- We appraised various real estate interests in the U.S. Post Office Carrier Center in Tacoma.
- We valued a leasehold interest in the Steilacoom Ferry Dock for Pierce County.
- Other clients include a number of private concerns, governmental agencies, lending institutions and law firms. Some of these are listed on the following page.

Banks: Columbia, Key, Kitsap, Mt. Rainier,
Sterling Savings, Union Bank of California,
Viking, Washington State, First Interstate
Frontier, US Bank, Bank of America
Cities of: Auburn, Fife, Fircrest, Lakewood
Puyallup, Tacoma, University Place
Counties of: King, Kitsap, Pierce, Thurston
Various School Districts
City, County and State Park Districts
First American Title Insurance Company
Transnation Title Insurance Company
Port of Tacoma
The Trust for Public Land
Cascade Land Conservancy
State of Washington
United States Navy
Fire Districts

Law Firms of:
Branfeld & Associates, P.S.
Comfort, Davies & Smith, P.S.
Eisenhower & Carlson, PLLC
Davies Pearson, P.C.
Faubion, Johnson & Reeder
Gendler & Mann, LLP
Gordon, Thomas, Honeywell,
Malanca, Peterson & Daheim
Heller, Ehrman, White & McAuliffe, LLP
McGavick Graves
Morton McGoldrick
Preston Gates & Ellis
Smith Alling Lane, PS
Vandenberg Johnson & Gandara
Wheeler & Associates
Williams Kastner & Gibbs, PLLC

**QUALIFICATIONS AND EXPERIENCE
OF
RICHARD E. PINKLEY**

EDUCATIONAL BACKGROUND AND TRAINING

Qualified as Washington State Department of Transportation
Approved Appraiser

Successful Completion of SR/WA Six Hour Comprehensive Examination,
International Right of Way Association

Seminar – Appraisal Review Overview
Washington State Department of Transportation, Lacey, WA, 2003

Course 410, National Standards of Professional Appraisal Practice
Appraisal Institute, Shoreline, WA, 2003

Course 420, Business Practices and Ethics
Appraisal Institute, Shoreline, WA, 2003

Seminar – Understanding WSDOT Appraisal Requirements
Washington State Department of Transportation, Seattle, WA 2002

Course 1BA, Capitalization Theory and Techniques, Part A,
Appraisal Institute, Kirkland, WA, 1992

Course 1BB, Capitalization Theory and Techniques, Part B,
Appraisal Institute, Portland, OR, 1992

Course 101, Introduction to Appraising Real Property, Appraisal
Institute, Seattle University, Seattle, WA, 1991

Bachelor of Arts Degree, The Evergreen State College,
Olympia, WA, 1992

ASSOCIATION MEMBERSHIP

Associate Member, Appraisal Institute, Number 97951
International Right of Way Association, SR/WA Candidate Number CS04-1247
Licensed by the State of Washington as a Certified Real Estate Appraiser,
General Classification License Number 27011-1101074

EXPERIENCE

1991 to Present -- Real Estate Appraiser and Consultant
GPA Valuation (formerly, Greer, Patterson & Associates, Inc.)

TYPE OF PROPERTY

Land – commercial, industrial, multifamily residential
Improved – commercial, industrial, multifamily residential

PRESENT RESPONSIBILITIES

President, GPA Valuation

**QUALIFICATIONS AND EXPERIENCE
OF
GARY K. WESSELS, MAI**

EDUCATIONAL BACKGROUND AND TRAINING

Appraisal Education

Appraisal Institute courses and seminars

Report Writing and Valuation Analysis, 1991

Case Studies, 1991

Standards of Professional Practices, Part C, 2000

Numerous Appraisal Institute-sponsored Seminars

American Institute of Real Estate Appraisers courses

Basic Valuation Procedures, 1990

Standards of Professional Practice, 1989

Capitalization Theory and Techniques, Part B, 1989

Principles of Real Estate Appraisal, 1988

Capitalization Theory and Techniques, Part A, 1987

Society of Real Estate Appraisers courses

Introduction to Real Estate Appraisal, 101, 1986

Master of Business Administration, Indiana University,

Bloomington, Indiana, 1979

Bachelor's Degree, University of Michigan, Ann Arbor, Michigan,

1976, Graduation "With Distinction"

PROFESSIONAL AFFILIATIONS AND LICENSES

MAI Member, Appraisal Institute, Member Number 10368

Licensed by the State of Washington as a Certified Real Estate

Appraiser, General Classification

License Number 27011-1100844

EXPERIENCE

March 1990 to Present - Real Estate Appraiser

GPA Valuation (formerly Greer, Patterson & Associates, Inc.)

Tacoma, Washington

May 1986 to March 1990 - Real Estate Appraiser

The Long Appraisal Company, Burlingame, California

March 1986 to May 1986 - Real Estate Appraiser

Taplin, Thomas, Lew and Long, Millbrae, California

February 1984 to March 1986 - Senior Underwriter, Review

Appraiser and Property Manager

Bellevue Corporation, Burlingame, California

February 1983 to February 1984 - Senior Loan Underwriter, FNMA

Residential Reviews, Secondary Market Sales

Guardian Mortgage & Investment Corporation,

San Mateo, California

PRESENT RESPONSIBILITIES

Vice President, GPA Valuation

Real Estate Appraiser and Consultant

01/2004

**QUALIFICATIONS AND EXPERIENCE
OF
BRUCE E. PYRAH**

EDUCATIONAL BACKGROUND AND TRAINING

Appraisal Education

Principles of Real Estate Engineering, International Right of Way Association, Bellevue, Washington, September 2004

Apartment Appraisal: Concepts and Applications, Appraisal Institute, Tacoma, Washington, October 2004

Basic Income Capitalization, Appraisal Institute, Lake Oswego, Oregon, October 2003

Uniform Standards of Professional Appraisal Practice, Parts A and B, Appraisal Institute, Seattle, Washington, May 2003

Shorelines, Washington State University, Olympia, Washington April 2002

Wetlands, Washington State University, Olympia, Washington October 2001

Non-Conforming Properties, Appraisal Institute, Seattle, Washington March 2000

Introduction to Environmental Considerations for the Appraiser, McKissock Data Services, Auburn, Washington, November 1997

Appraising the Single Family Residence, Appraisal Institute, Portland State University, Portland, Oregon, April 1992

Appraising Real Property, Appraisal Institute, Seattle University, Seattle, Washington November 1991

Bachelor of Arts, Pacific Lutheran University, Tacoma, Washington, 1969 to 1974

STATE OF WASHINGTON CERTIFICATION AND PROFESSIONAL AFFILIATION

Certified General Real Estate Appraiser Number 27011-1101580

International Right of Way Association Member

Washington State Department of Transportation Approved Appraiser

EXPERIENCE

March 2001 to Present	Real Estate Appraiser and Consultant
GPA Valuation	Tacoma, Washington
(formerly Greer, Patterson & Associates, Inc.)	
May 1998 to March 2001	Real Estate Appraiser
Diffenderfer, Rock & Associates	Puyallup, Washington
October 1991 to May 1998	Real Estate Appraiser
Allotta, DiLoreto & Associates	Tacoma, Washington
October 1990 to February 1991	Appraiser Trainee
The Richmond Company	Tacoma, Washington

PRESENT RESPONSIBILITIES

Real Estate Appraiser and Consultant
GPA Valuation

11/2004

**QUALIFICATIONS AND EXPERIENCE
OF
EDWARD O. GREER, MAI**

EDUCATIONAL BACKGROUND AND TRAINING

Course 4, American Institute of Real Estate Appraisers, University of Colorado
Course 2, American Institute of Real Estate Appraisers, University of Colorado
Courses 1A and 1B, American Institute of Real Estate Appraisers, University of California and Seattle Pacific College
Uniform Standards of Professional Appraisal Practice, Review, 2002
Certified by State of Washington to instruct Appraisal Courses 1 and 2
Instructor, Tacoma Community College and Clover Park Educational Center
Expert Review Appraiser Roster (ERAR), State of Washington, Department of Licensing

ASSOCIATION MEMBERSHIPS

Appraisal Institute
International Right of Way Association
Previous Member, Society of Real Estate Appraisers, Tacoma Chapter #61
Offices Held: President; Vice President; Secretary; Chairman, Admissions Committee; Chairman, Examination Committee

PROFESSIONAL AFFILIATIONS AND LICENSES

MAI designation 1985, Certificate Number 7195, American Institute of Real Estate Appraisers
SRA designation, Society of Real Estate Appraisers 1970, resigned 1990
Licensed by the State of Washington as a Certified Real Estate Appraiser,
General Classification, License Number 27011-1100597

EXPERIENCE

1977 to Present – Real Estate Appraiser and Consultant
GPA Valuation (formerly Greer, Patterson & Associates, Inc.)
Greer, Patterson & Associates, Inc. (President), 1977 to 2002
Greer Appraisals (Owner)
4 years - Chief Appraiser, Great Northwest Federal Savings & Loan Association
2 years - Independent Appraiser, Westgate Realty and Appraisal Company
8 years - Chief Appraiser, Pierce County Assessor's Office

TYPES OF PROPERTY

Land - commercial, industrial, apartments, residential, rural
Improved - industrial properties, offices, medical buildings, warehouses, farm buildings, service stations, churches, apartments, condominiums; miscellaneous

PARTIAL CLIENT LIST

State of Washington; Cities of Tacoma, Lakewood, University Place, Fife and Auburn; Port of Tacoma; Metropolitan Park District of Tacoma; Pierce County Parks Department; Tacoma School District; Pierce County Public Works; Tacoma Public Utilities; Thurston County; Kitsap County; Columbia Bank; Viking Bank; Sterling Savings; private individuals; attorneys

COURT OF EXPERT WITNESS TESTIMONY

Pierce County Superior Court Snohomish County Superior Court U.S. District Court

PRESENT RESPONSIBILITIES

Real Estate Litigation Specialist and Consultant
GPA Valuation

01/2003

Hinds, Chuck

From: Hinds, Chuck
Sent: Wednesday, March 09, 2005 2:13 PM
To: 'GPA Valuation'
Subject: RE: Contract 02100, Work Request Number 17105

Richard, I want to thank you for the proposal that you submitted for the appraisal of the former Maralco Aluminum Smelter Site. I received three proposals and after reviewing them, I have selected Hunnicutt and Associates of Kirkland to do the work for us. We may have the need for future appraisal services and would definitely consider your firm for future work.

Thanks,

Chuck Hinds

-----Original Message-----

From: GPA Valuation [mailto:greerp@qwest.net]
Sent: Monday, March 07, 2005 3:29 PM
To: Hinds, Chuck
Subject: Contract 02100, Work Request Number 17105

Hinds, Chuck

From: Farley, John (GA)
Sent: Thursday, March 03, 2005 8:52 AM
To: 'gem@moscow.com'; 'general@williamsonconsulting.net'; 'jarmanhirsch@att.net'; 'ginnylwoods@comcast.net'; 'wastate@petroadvisors.com'; 'jcurtis@irr.com'; 'agibbons@realestatesolve.com'; 'dayapp@yahoo.com'; 'kscudder@norquestltd.com'; 'wickandassoc@comcast.net'; 'jwitler@nwforestryervices.com'; 'greerp@qwest.net'; 'aceinc@sisna.com'; 'lesafer@irr.com'; 'Bates@msreal.com'; 'lwaltz@pgpinc.com'; 'ctraicoff@bcallen.com'; 'davidhunnicut@msn.com'; 'lemaconsultinggr@qwest.net'; 'jim@greenleafvaluation.com'; 'tburke@atterbury.com'; 'marc@reresources.com'; 'slamb@lambhansonlamb.com'; 'Lstrege@mrktusa.com'; 'jjdevoe@jjdevoe.com'; 'petearvidson@yahoo.com'; 'macaulay@macaulayandassociates.com'
Cc: Hinds, Chuck
Subject: Contract 02100 Work Request 17105

All,
Attached is Work Request for the Department of Ecology. Please submit any questions regarding this Work Request via email directly to Chuck Hinds (cc above).

Submittals are due by 5:00 pm(local time) Monday March 7, 2005. Please send submittals directly to Chuck Hinds, Dept. Ecology at chin461@ecy.wa.gov.

Thank you and have a good day.

John Farley, Contract Specialist
MS: 41017
PH: (360) 902-7492
FAX: (360) 586-2426
jfarley@ga.wa.gov

Hinds, Chuck

From: Hinds, Chuck
Sent: Tuesday, March 01, 2005 3:42 PM
To: Farley, John (GA)
Subject: RE: Work Request Template Contract 02100

John, here is a copy of the request form. I've left off the start and end dates along with the due dates. Like most of the people who come to me for help, I would like this done yesterday, so I will let you fill in the dates. The sooner the better contacted several people and the one who I think would fit the bill is Terra Property Analytics out of Seattle. I mentioned to him (Andy) that I didn't need a real detailed report. He mentioned that from what I told him, a summary report should be all that I need. He said this would cost around \$3,500 to \$4,000. As I mentioned, I will be able to provide a lot of information, so they may just have to do some area calculations and comparison of what property this size has been going for.

Let me know if you need anything else.

thanks,

Chuck Hinds
407-7210

-----Original Message-----

From: Farley, John (GA)
Sent: Tuesday, March 01, 2005 10:34 AM
To: Hinds, Chuck
Subject: Work Request Template Contract 02100

Chuck

Here is the template for the Appraisal Services Contract. Please return and I will notify all vendors of the formal Work Request.

If you need further assistance please give me a call.

John Farley, Contract Specialist
MS: 41017
PH: (360) 902-7492
FAX: (360) 586-2426
jfarley@ga.wa.gov



Contract #02100 - Appraisal Services Work Request

This Work Request is submitted under your Convenience Contract #02100 with the Department of General Administration, Office of State Procurement.

Work Request Number: (for OSP use only) Date Issued: (for OSP use only)

Type of Service: Appraisal of Property Zoned Commercial

Number of business days to respond to this request: _____

Responses are due by Close of Business on: (date)

Late submissions cannot be considered.

Please have your response submitted via email to: Charles Hinds chin461@ecy.wa.gov

Expected Work Period. Work period is projected from: (start date) - through - (end date)

Expected Work Commitment: Provide the Department of Ecology with an estimated value of the land and existing building on site. This appraisal is being done to provide Ecology with an idea of the property value once all of the contaminated material is removed from the site and it can be used for commercial purposes. The value of the land is to be based upon having all contaminated materials removed from the site. The building is to be appraised as is, without any improvements. All contaminated materials and the existing bag house located inside of the building are to be considered removed from the building.

Scope of Work: The existing property is located at 7730 202nd Street in Kent. It encompasses approximately 13 acres in an industrial-zoned portion of the city. The eastern half of the site is comprised of undeveloped land which is characterized by undergrowth (grass, blackberries, etc.) and is trisected by seasonal drainages. The western half of the site is comprised of an approximately 45,000 square-foot warehouse building where aluminum refining/recycling operations took place. A large pile (50,000 tons) black dross is located on the east and south side of the building. Black Dross is the primary by-product of the refining process. There is rail access to the property.

The Appraiser will be required to perform duties including, but not limited to:

-
-

Other factors for this Work Request:

- Ecology personnel will be available be on site with the appraiser to provide additional information and guide them through the property. A lot of information is available and can be provided.
-

Submitted By (Name & Title): Charles Hinds, Contract Officer

Agency (Customer Name): Department of Ecology

Date: 3/1/2005

Phone: 360-407-7210

Email: Chin461@ecy.wa.gov

Fax: 360-407-7154

Instructions to Vendors

Please ensure that you have included the following information in your response as these are the items that will be used to evaluate your response:

1. Describe in one page or less a similar appraisal project (based on location, scope and type of appraisal) you have done and the outcome for the customer. Include contact information for this customer (phone, email, etc.)
2. Proposed firm fixed price for completing this appraisal.
3. Date staff will be available to begin work.
4. Resume for the appraiser submitted for this project (include company names and phones numbers worked for past three years for each individual).
5. Availability of staff for possible interview with customer during week of
6. Vendor's contact information for this Work Request. Include name, title, email, phone & fax numbers.

A Work Order number will be assigned, and formal Work Order issued, after a vendor is selected to perform this Work Request.

Stone 902-7368

CONTRACT RESULT

Contract No: 02100

APPRAISAL SERVICES

■ **Description:** APPRAISAL SERVICES ALL TYPES

■ **State Procurement Officer Information:**

Name: JOHN FARLEY
Phone: (360) 902-7492
Email: jfarley@ga.wa.gov

■ **Available Documents:**

The following documents are in Microsoft Word® format unless noted otherwise. (Viewing Word Files)

- Current Contract Information Document
- Contract History Document (in HTML format)

■ **Links to Vendor Home Pages and Catalogs:** (in alphabetical order)

Atterbury Consultants, Inc.

Website: <http://www.atterbury.com>

Bruce C. Allen & Associates, Inc.

Website: <http://www.bcallen.com>

my re Bellan - 425-450-4040

CASSINELLI JACKSON LLC

Website: <http://www.cassjack.com>

Day Appraisal Co

Website: <http://www.dayappraisalco.com>

Gem Valley Appraisal Service

Website: <http://www.gemvalleyappraisal.com>

Greenleaf Valuation Group, Inc.

Website: <http://www.greenleafvaluation.com>

Integra Realty Resources - Seattle

Website: <http://www.irr.com>

Jarman-Hirsch Appraisal Services, LLC

Website: <http://none>

Lamb Hanson Lamb Appraisal Assoc., Inc.

Website: <http://www.lambhansonlamb.com>

- 206-903-1500

Macaulay & Associates, Ltd.

Website: <http://macaulayandassociates.com>

MWCF, Inc

Website: <http://www.williamsonconsulting.net>

Northwest Forestry Services

Website: <http://www.nwforestry.com>

Petroleum Realty Advisors, Inc.

Website: <http://www.petroadvisors.com>

PGP Valuation Inc.

Website: <http://pgpinc.com>

Terra Property Analytics, LLC

Website: <http://www.reresources.com>

206-287-4266

Return to the State Contracts Main Menu.

Hinds, Chuck

From: Hinds, Chuck
Sent: Wednesday, March 09, 2005 2:15 PM
To: 'James Lema'
Subject: RE: Work request 17105

James, I want to thank you for the proposal that you submitted for the appraisal of the former Maralco Aluminum Smelter Site. I received three proposals and after reviewing them, I have selected Hunnicutt and Associates of Kirkland to do the work for us. We may have the need for future appraisal services and would definitely consider your firm for future work.

Thanks,

Chuck Hinds

-----Original Message-----

From: James Lema [mailto:lemaconsultinggr@qwest.net]
Sent: Monday, March 07, 2005 4:30 PM
To: Hinds, Chuck
Subject: Work request 17105

Charles Hinds
Work Request No. 17105

1. I appraised on a self contained format two properties for James Feek, The Private Consulting Group, 10210 NE Points Drive, Suite 110, Kirkland, WA 98033, 425-828-1400. The first was a warehouse and office located in downtown Kent at 232 Railroad Ave S. The second was a office and warehouse structure located in East Puyallup at 11419 58th Ave E. These were fully developed property that had both improvements and some vacant land. Each of the properties had a developed portion and an undeveloped portion. The appraisals were complete reports that included all three approaches to value. Appraisals included fair market value and a value of a partial interest. The reports were to be used as the bases of a transfer of a partial interest.

2. Fee for a self contain narrative appraisal report is \$4,400.00

3. Available 3/15/05

4. James M. Lema, MAI, SR/WA

Professional Designations and Certification

MAI & SRA Designation - Appraisal Institute
Member No. 6617

SR/WA Designation - Senior Member of International Right of Way Association

Certified General Real Estate Appraiser - Washington State

Certificate No. 270-11 LE-MA-*J-M557Q7

Approved for WSDOT Fee Appraisal and Appraisal Review

Real Estate Employment

- 1997 - Present The Lema Consulting Group, Inc.
- 1995 - 1997 Principal, Clendaniel, Lema & Watts, Inc.
- 1993 - 1995 The Lema Company
- 1976 - 1993 Washington Appraisal Services
- 1973 - 1976 King County Assessor's Office
- 1972 - 1973 James R. Laird Company

Education

University of Washington, Bachelor of Arts, Economics

Appraisal & Real Estate Courses

- All Courses required for MAI & SRA and SR/WA designations.
- Beginning Appraisal, James R. Laird Company;
- Advanced Appraisal - 243, Bellevue Community College
- Society of Real Estate Appraisers, Courses 101 and 201
- Standards of Professional Appraisal Practice (Parts A & B)

Partial List of Clients

- City of Arlington
- City of Auburn
- City of Bellevue
- City of Bothell
- City of Edmonds
- City of Issaquah
- City of Redmond
- City of Seattle
- City of Tacoma
- City of Tukwila
- City of Olympia
- City of Federal Way
- City of SeaTac
- City of Lynnwood
- City of Everett
- City of Newcastle
- City of Kirkland
- Island County
- King County
- Snohomish County
- First Mutual Bank
- Great Western Savings & Loan
- Metropolitan Savings
- U.S. Bancorp
- Frontier Bank
- Attorneys
- Title Companies
- Engineering firms
- Investment Groups
- Private Individuals

Fish and Wildlife Service
U.S. Forest Service
Washington Department of Game
Wash. State Dept. of Transportation
Wash. State Dept. of Natural Resources
Port of Seattle
Sound Transit

5. Available for interview week of 3/14/05

6. James M. Lema
The Lema Consulting Group, Inc.
Real Estate Appraisers & Consultants
4105 E. Madison St., Suite 330
Seattle, WA 98112
206-328-4225 office
206-328-5495 fax
lemaconsultinggr@qwest.net