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STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

P.O. Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300

March 30, 1998

Mr. Jeff Kaspar  
AGRA Earth & Environmental, Inc.  
11335 NE 122<sup>nd</sup> Way, Suite 100  
Kirkland, WA 98304-6918

Dear Mr. Kaspar,

Re: Independent Remedial Action  
Granum Property (R. W. Investments), 2150 Taylor Way, Tacoma, WA

Thank you for submitting the results of your independent remedial action for review by the State of Washington Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA).

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Granum Property (formerly known as R. W. Investments) facility located at 2150 Taylor Way, Tacoma:

1. *Level II Environmental Site Assessment* (March 1992), AGRA Earth & Environmental, Inc.
2. *Additional Phase II Evaluation Summary Report* (October 1993), AGRA Earth & Environmental, Inc.
3. *Description of Findings (Remedial Actions)* February 1994), AGRA Earth & Environmental, Inc.
4. *Project Summary* (April 1994), AGRA Earth & Environmental, Inc.
5. *Phase I Environmental Site Assessment* (October 1995), AGRA Earth & Environmental, Inc.
6. *Groundwater Status Report* (November 1997), AGRA Earth & Environmental, Inc.

The reports listed above will be kept in the Central Files of the Southwest Regional Office (SWRO) of Ecology for review by appointment only. Appointments can be made by calling Sherri Greenup at the SWRO at (360) 407-6365.

Based upon the information in the reports listed above, Ecology has determined that, at this time, the release of petroleum hydrocarbons and ethylbenzene to soil and groundwater and the release of styrene and hexachlorobutadiene into the groundwater no longer poses a threat to human health or the environment.

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Therefore, Ecology is issuing this determination that no further remedial action is necessary at this site under MTCA, chapter 70.105D RCW. However, please note that because your actions were not conducted under a consent decree with Ecology, this letter is written pursuant to RCW 70.105D.030(1)(i) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology. Furthermore, you must conduct the necessary monitoring and maintenance to assure that this site does not pose a threat to human health or the environment. The property shall be used only for traditional industrial uses, as described in RCW 70.105D.020(23) and defined and allowed under the City of Tacoma and/or county of Pierce zoning regulations. No groundwater may be taken for domestic, agricultural, or any other use from the property. Soils located beneath the southeast corner of the center warehouse shall not be disturbed nor the structure altered, modified, or removed without prior written approval of Ecology. Failure to conduct necessary monitoring and maintenance results in the automatic withdrawal of Ecology's no further action determination.

In addition, the Restrictive Covenant filed on your property dated March 25, 1998, is a condition to maintain Ecology's no further action determination. The Restrictive Covenant is attached to this letter as Attachment A. Ecology's no further action determination automatically terminates and will have no force and effect if any portion of the Restrictive Covenant is violated.

Ecology's no further action determination is made only with respect to the release identified in the independent remedial action reports noted above. This no further action determination applies only to the area of the property affected by the release identified in the report at 2150 Taylor Way. It does not apply to any other release or potential release at the property, any other areas on the property, nor any other properties owned or operated by Douglas Granum.

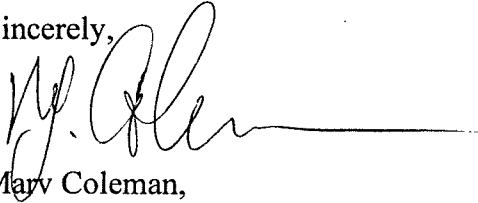
Ecology will update its database to reflect this "No Further Action" determination. Your site will not appear in future publications of the Confirmed & Suspected Contaminated Sites Report (previously known as the Affected Media and Contaminants Report.) Ecology will also initiate the process to remove your site from the Hazardous Sites List. This process includes a thirty-(30) day public comment period, after which Ecology must evaluate the public's comments before making a final decision.

The state, Ecology, and its officers and employees are immune from all liability and no cause of action of any nature may arise from any act or omission in providing this determination.

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If you have any questions, please contact Marv Coleman, at (360) 407-6259.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Coleman', followed by a long horizontal line extending to the right.

Marv Coleman,  
Site Manager/Inspector  
Toxics Cleanup Program

MC:td  
Enclosure

cc: Douglas & Katherine Granum, Owners  
Julia Koster, City of Tacoma Building and Land Use Services Division  
Chuck Cline, Ecology SWRO