

June 30, 2016

Resolve Project 16-027

**Agent Marja Preston.
Washington State Department of Ecology
Hazardous Waste and Toxics Reduction Program
Northwest Regional Office**

**Memorandum: Independent Remedial Action Soils Disposal Requirements
Grow Community Site
SE Corner, Wyatt Way and Grow Avenue
Bainbridge Island, Washington 98110**

Dear Ms. Preston:

Resolve Environmental and Geotechnical, Incorporated (Resolve) is pleased to provide this memorandum for the Grow Community Development project, located at the southeast corner of Wyatt Way and Grow Avenue, Bainbridge Island, Washington. Resolve was retained by Bainbridge Island Holdings LLC, with guidance and assistance from PHC Construction Company, Inc. (PHC) of Bainbridge Island, Washington.

We are providing this memorandum to the Hazardous Waste and Toxics Reduction Program of the Washington State Department of Ecology (DOE); in particular Ms. Marja Preston. Resolve provides the following list of information that is understood to be required for a requested Cleanup Completed or No Further Action Letter from the DOE:

1. The subject property and surrounding properties are undergoing development as residential dwellings. It was reported in a Phase II ESA and Site Characterization conducted by Resolve, dated April 30, 2016, that an area on the southeastern margin of the subject site was the location of a diesel heating oil release of unknown origin. Soils contaminants were identified as diesel-fuel #2 and lube oil. Contaminants were initially identified to be above Model Toxics Control Act (MTCA) Method A cleanup levels. During the initial investigation activities, soil samples were collected and transported to Onsite Laboratories, Incorporated of Kirkland, Washington, a DOE accredited laboratory, for standard turnaround processing. Samples were tested for Diesel by method NWTPH-Dx.

Sample results were received from the laboratory and analyzed by Resolve. Initial samples showed a concentration ranging from 1,300 to 7,300 parts per million (ppm) of both diesel and motor oil range contaminants, with the established Method A cleanup level of 2,000 ppm.

As part of the approval for disposal at the PRS Group disposal facility, a soil profile was prepared and sent by PHC. A copy of the Independent Remedial Action Report (IRA) is attached to this memorandum.

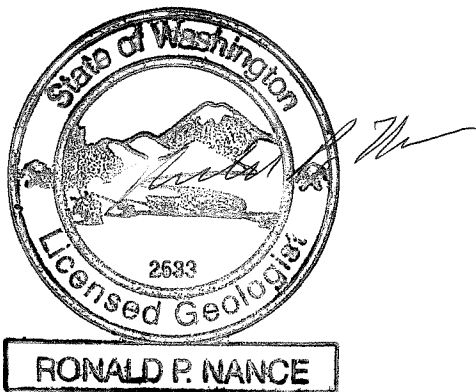
2. The IRA attached to this memorandum provides a vicinity map and sample location diagram of the site and sampling activities.
3. The property owner's name and address is: Bainbridge Island Holdings LLC; 710 John Nelson Lane NE, Bainbridge Island WA 98110.
4. The project is **not** currently under a VCP. The project manager's name is Ronald P. Nance, P.G. Environmental Professional with Resolve Environmental & Geotechnical, Inc., with direction provided by Mr. Greg Lotakis of PHC.
5. At this time, the soils are designated under state-only criteria (WAC 173-303-100).

6. Soil sample depths and locations are provided on the laboratory results table of the attached IRA Report.
7. A sample location diagram depicting the excavation area and sampling locations is attached in the IRA Report.
8. The samples were taken as grab samples. Clean/decontaminated hand shovel was utilized to collect samples for NWTPH-Dx samples. A Photoionization Detector was utilized for sample screening in the initial phases of the site investigation.
9. A total of eighteen samples were collected and analyzed, including 13 verification samples.
10. The laboratory results that were generated for the project are attached in the accompanying IRA Report.
11. Approximately 250 cubic yards of soil were disposed of in order to remove the contaminated soils.
12. The excavation for remediation was conducted between May 17 and May 30, 2016, and was expanded from the original extent of excavation by discovery of an expanded plume to the north beneath an existing building (Building H). A detailed description of the remediation is provided in the accompanying IRA Report.
13. Soils were accepted by the PRS Group at their Tacoma, Washington station. A copy of disposal manifests is available upon request. office

Please let us know if any further information is required and we will respond immediately. Our phone number is (360) 865-1843. Thank you for your time in this matter.

Sincerely,

Resolve Environmental & Geotechnical, Inc.



Ronald P. Nance, P.G.
Senior Geologist, Environmental Professional