

AEROTECH

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June 15, 2018

Voluntary Cleanup Program Manager
Washington State Department of Ecology
Southwest Regional Office
PO Box 47775
Olympia, Washington 98504-7775

SUBJECT VCP APPLICATION SUBMITTAL

Swindahl Properties LLC.
2218 Marine View Drive
Tacoma, Washington 98442

Voluntary Cleanup Program Section Manager,

Please find the attached fully executed *Agency Determination Checklist, Voluntary Cleanup Program Agreement and Voluntary Cleanup Program Application Form, and Site Characterization Report* for the aforementioned subject Property.

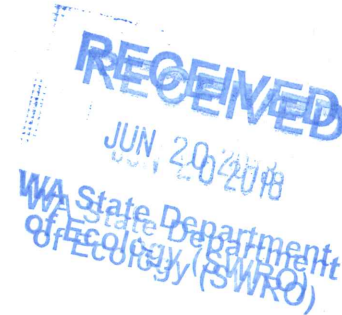
SITE OVERVIEW HISTORY

The Site referenced above is a rectangular-shaped approximately 5.98-acre (260,470 square foot) Parcel of industrial land located on the Hylebos Waterway in Tacoma, Washington. Significant bodies of water include Commencement Bay approximately two miles northwest.

The subject Property was first developed sometime prior to 1940 with the construction of a residence and a garage or shed. Between 1960 and 1965, the residence was vacant. By 1969, the former structures were demolished, and the present-day warehouse was constructed to occupy the ship building plant, Tide Bay Inc. By 1975, the Property occupied Martinolich Ship Builders. In 1980, a two-story office building and a dock marina were constructed. By then, the boat manufacturer, Marine Technical Services, occupied the Property. In 1985, a material storage shed was constructed. In 2013, an additional two-story office building was constructed onto the existing structure. The subject Property has occupied the steel and fiberglass marine boat manufacturer, Modutech Marine Inc, since 1986 throughout to present-day.

The subject Property is located in an industrially dominated area. To the north is Marine View Drive (Highway 509) followed by a steep bluff. To the south is the Hylebos Waterway. To the east is a storage yard. To the west is the Hylebos Waterway.

During a Site Inspection conducted by the Department of Ecology on June 17, 1992, inspectors confirmed the presence of sandblast grit spread along the roads and surfaces in certain areas of the Site. Following a request by Ecology to stop contaminants from spent sandblast grit from reaching the Hylebos Waterway, Modutech Inc removed the waste sandblast grit from the subject Property. The Model Toxics



Control Act requires confirmation sampling to confirm that remedial efforts have been successful at a Site. Based on the information provided, confirmatory sampling had not been completed.

SITE INVESTIGATION SUMMARY

Upon completion of the *Phase I Environmental Site Assessment*, dated February 26, 2018, further action was recommended due to the lack of confirmatory sampling.

Mr. Carl Swindahl of Swindahl Properties, LLC retained Aerotech Environmental Consulting ("Aerotech") to conduct a *Site Characterization* to confirm removal of the sand grit materials and define the extent of any remaining soil and groundwater above MTCA Method A Screening Levels.

Proceeding with the recommendations of the Phase I, Aerotech performed a Site Characterization in the Areas of Concern identified in the Phase I performed in March and April of 2018.

Conclusions & Recommendations:

Soil borings were advanced in areas where the approximate locations of former suspect fill areas. Samples were collected from depths ranging from 3 to 12 feet below ground surface. Soil samples collected from soil borings SB04, SB07, SB08, SB11, SB20, SB25, and SB27 contained of Arsenic and Lead above the MTCA Method A Cleanup Levels.

A groundwater monitoring well network consisting of MW1 through MW4 was installed to evaluate the impact of Arsenic and Lead to groundwater beneath the Site. Groundwater samples collected from monitoring wells MW1 through MW4 did not contain concentrations of Arsenic and Lead above the MTCA Method A Cleanup Levels.

The presence of Arsenic and Lead in the subsurface has been confirmed above the MTCA A Cleanup Levels. Vertical and Horizontal definition of the extent of metals above cleanup standard has been achieved with the exception of area near SB25.

Further Action is Recommended. 1) Delineation of soil to the north in the vicinity of SB25; 2) Continue groundwater monitoring to verify no impacts to groundwater beneath the Site; and 3) Perform a Remedial Investigation and Feasibility Study with a Disproportionate Cost Analyses to evaluate options to address the remaining concentrations of Arsenic and Lead to be submitted to the Ecology Voluntary Cleanup Program to achieve a No Further Action Determination.

REQUEST FOR OPINION

Based upon the Site Characterization Report ("SCR") data, additional delineation of soil to the north in the vicinity of SB25 is necessary to meet the substantive requirements of the Model Toxics Control Act. On behalf of Swindahl Properties, Aerotech will be submitting additional soil and groundwater data in a Remedial Investigation ("RI") report. Please provide an opinion on the SCR aware that additional data for the site is also forthcoming.

Thank you for your assistance in the matter. Please do not hesitate to contact the Vice President of Aerotech, Nick Gerkin or the Senior Licensed Geologist, Justin Foslien at (360) 257-4211 with any questions regarding this Site.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin Foslien". The signature is fluid and cursive, with the first name "Justin" and last name "Foslien" clearly distinguishable.

Justin Foslien
Licensed Geologist
Email: justin@dirtydirt.us