

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
REPORT**

JULY 21, 2013

**COMMERCIAL PROPERTY
7802 SOUTH TACOMA WAY
TACOMA, WASHINGTON
TAX PARCEL #0220254028, #0220254010, &
#0220254140**

Prepared By

Paul W. Stemen

Stemen Environmental, Inc.

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Telephone 360-438-9521 Fax 360-412-1225

July 21, 2013

Mr. Ed McCarroll
McCarroll Investments Two LLC
7802 South Tacoma Way
Tacoma, Washington 98409-3837

Dear Mr. McCarroll:

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR THE SOUTH TACOMA HONDA SITE LOCATED AT 7802 SOUTH TACOMA WAY, TACOMA, WASHINGTON. TAX PARCELS #0220254028, #0220254010, and 0220254140.

1.0 EXECUTIVE SUMMARY

The Phase I Environmental Site Assessment Report was prepared for Mr. Ed McCarroll under the guidelines set forth in ASTM Standard E1527-05 and the All Appropriate Inquiries (AAI) rule. The assessed property, herein referred to as the subject property, is composed of the 3.12 acres of developed commercial property currently occupied by a portion of the South Tacoma Honda Dealership and located at 7802 South Tacoma Way, Tacoma, Washington. Based on the review of historic and current aerial photos, and Polk City Directories, it appears that the subject property has been occupied by residential buildings, a florist shop, and the South Tacoma Honda Dealership.

McCarroll Investments Two, LLC is listed as the current owner of the subject property by the Pierce County Assessor's Office.

The subject property is located within the boundaries of the South Tacoma Groundwater Protection District.

Available information indicates that several facilities within the ASTM search area have addressed various environmental issues and are currently in compliance with the applicable regulatory requirements. It is unlikely that the past and/or current conditions present on these sites would have a significant adverse impact on the environmental integrity of the subject property.

Based on the review of historic and current aerial photos, and Polk City Directories, it appears that the subject property has been occupied by residential buildings and various Automotive Dealerships and related facilities.

Available information indicates that a residential building was constructed on the subject property in 1908. The property was primarily used for residential purposes until 1965.

Pierce County Records indicate that an 800 square foot automotive service garage building was constructed on the subject property in 1965. The majority of the property was covered by asphalt surfaced parking lots.

The Pierce County Records indicate that a 1,660 square foot showroom, and maintenance/service garage building was constructed on the property in 2007.

The automotive service garage contains five (5) single post underground hydraulic lift systems for several years. Currently, four (4) of the single post lift systems have been placed out of service and abandoned in place while one (1) of the single post lift systems remains operational. Apparently, the lift systems were installed at the time the service garage building was constructed in 1965.

The service garage is also serviced by two (2) active aboveground lifts.

The current environmental integrity of the subsurface soils directly adjacent to, surrounding, and/or beneath these single post underground hydraulic lift systems is not known and therefore represents a recognized environmental condition that could potentially have an adverse impact on the environmental integrity of the subject property.

An approximately 500 gallon underground waste oil storage tank was previously buried directly adjacent to the southern portion of the western exterior wall of the service garage. Documents indicate that the underground waste oil tank was excavated and removed from the site in 1989. Records indicate that a release of waste oil spill occurred during the underground storage tank removal project. The presence of total petroleum hydrocarbons (TPH), at levels exceeding applicable MTCA Clean Up Levels, in the surrounding subsurface soils present at depths of at least 13 feet below ground surface was confirmed by laboratory analyses. Reportedly, excavation and removal of the petroleum contaminated soils would have had an adverse impact on the structural integrity of the adjacent service garage building.

Letters were issued by the Tacoma-Pierce County Health Department and the Department of Ecology dictating certain requirements for leaving the contaminated soils in-place. The letters stated that TPCHD has no objection to delaying remediation of the facility until any or all of the following occur:

1. Change in use of the facility
2. Sale or Transfer of ownership of the property/facility
3. Closure of facility

The presence of an unknown quantity of subsurface soils containing TPH, at levels exceeding applicable MTCA clean up levels, represents a recognized environmental condition that could potentially have an adverse impact on the environmental integrity of the subject property.

One (1) 4,000 leaded gasoline underground storage tank, and one (1) 2,000 gallon underground gasoline storage tank were previously buried near the southwest corner of the service garage building and directly south of the southern exterior wall of the building. The tanks were buried in a common excavation pit. The tanks were constructed using single wall steel and were serviced by suction pumps.

The tanks were excavated and removed from the site in 1989. Laboratory analyses results for soil samples obtained from the tank excavation pit after the tanks were removed were not presented in the tank removal documents on file with Ecology or the Tacoma Pierce County Health Department. A water sampling well was installed within the completed excavation area.

The environmental integrity of the subsurface soil left in-place in the floor and sidewalls of the underground storage tank excavation pit at the completion of the 1989 tank removal project is not known and therefore represents a recognized environmental condition that could potentially have an adverse impact on the environmental integrity of the subject property.

One (1) 4,000 gallon underground unleaded gasoline storage tank and one (1) 500 gallon underground waste oil storage tank were installed, in the immediate area of the previous underground storage tank burial pit, in 1989. The new tanks were constructed of double wall steel.

The 500 gallon waste oil tank was placed out of service in 2005, and is not in regulatory compliance. The out of service tank should have been properly closed/removed within 30 days of being placed out of service as per Pierce County regulations.

The 4,000 gallon gasoline tank is still in-use and is currently in regulatory compliance.

The current environmental integrity of the subsurface soils and/or groundwater immediately surrounding and/or beneath these tanks is not known and therefore represents a recognized environmental condition that could potentially have an adverse impact on the environmental integrity of the subject property.

The results of this assessment have confirmed the presence of multiple recognized environmental conditions that could potentially have an adverse impact on the environmental integrity of the subject property and/or off-site neighboring properties and that require additional environmental inquiries.

2.0 INTRODUCTION

The Phase I Environmental Site Assessment (ESA) report was prepared at the request of Mr. Ed McCarroll. The assessed property, herein described as the subject property, is composed of used car portion of the South Tacoma Honda Dealership located at 7802 South Tacoma Way, Tacoma, WA.

The purpose of this Environmental Site Assessment (ESA) was to identify any recognized environmental conditions, as reasonably possible, on the subject property and/or on properties within the recommended search area, that may potentially have an adverse impact on the environmental integrity of the subject property. The objective of the ESA was to perform an appropriate inquiry into the current and past uses of the subject property using accepted principles and practices as described in the American Society of Testing and Materials (ASTM)

Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-05 and the All Appropriate Inquiries rule (AAI rule).

For the purposes of this report, the term “recognized environmental conditions” means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include “de minimis” conditions that generally do not present a material risk of harm to the public or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

The scope of services for this project meets or exceeds the minimum requirements as set forth in ASTM Standard E1527-05 and the AAI rule. The scope of the Phase I performed by Stemen Environmental, Inc. did not include any significant deviations or deletions from these documents with the exception of:

We were unable to locate and/or review any laboratory analyses results for the 1989 gasoline underground storage tank removal project.

The lack of this additional information did not alter the conclusions presented in this report.

3.0 SITE CHARACTERISTICS AND HISTORY

The subject property consists of approximately 3.12 acres of commercially zoned, and commercially developed land located 7802 South Tacoma Way, Tacoma, Washington. The subject properties primarily located at Latitude N47.186 Longitude 122.484, and in Section 25, Township 20 North, Range 2 East. The subject property is listed by the Pierce County Assessor’s Office as Tax Parcels #0220254028, #0220254010, and 0220254140.

The subject property is currently occupied by the Used Car portion of the South Tacoma Honda Dealership.

The subject property is located in an area that is primarily occupied by light industrial, automobile dealerships, commercial businesses and retail businesses.

The subject property is located within the boundaries of the South Tacoma Groundwater Protection District.

McCarroll Investments Two, LLC is listed as the current owner of the subject property by the Pierce County Assessor's Office.

The subject property is bordered on the east by South Tacoma Way, and developed commercial properties occupied by automotive dealerships, on the north by developed commercial property occupied by additional portions of the South Tacoma Honda Dealership , on the south by developed commercial properties primarily occupied by automotive dealerships and on the west by railroad tracks, Flett Creek Holding Basin, commercially developed properties, and undeveloped land.

Based on the review of fire insurance maps, historic and current aerial photos, and Polk City Directories, it appears that residential buildings, and an automobile dealership have primarily occupied the site from 1908 until the present.

Available information indicates that a residential building was constructed on the subject property in 1908. The property was primarily used for residential purposes until 1965.

Pierce County Records indicate that an 800 square foot automotive service garage building was constructed on the subject property in 1965. The majority of the property was covered by asphalt surfaced parking lots.

The Pierce County Records indicate that a 1,660 square foot showroom and maintenance/service garage building was constructed on the property in 2007.

The automotive service garage contains five (5) single post underground hydraulic lift systems for several years. Currently, four (4) of the single post lift systems have been placed out of service and abandoned in place while one (1) of the single post lift systems remains operational. Apparently, the lift systems were installed at the time the service garage building was constructed in 1965.

The service garage is also serviced by two (2) active aboveground lifts.

The current environmental integrity of the soils directly adjacent to, surrounding, and/or beneath these single post underground hydraulic lift systems is not known and therefore represents a recognized environmental condition that could potentially have an adverse impact on the environmental integrity of the subject property.

An approximately 500 gallon underground waste oil storage tank was previously buried directly adjacent to the southern portion of the western exterior wall of the service garage. Documents indicate that the underground waste oil tank was excavated and removed from the site in 1989. Records indicate that a release of waste oil spill occurred during the underground storage tank removal project. The presence of total petroleum hydrocarbons (TPH), at levels exceeding applicable MTCA Clean Up Levels, in the surrounding subsurface soils present at depths of at least 13 feet below ground surface was confirmed by laboratory analyses. Reportedly, excavation and removal of the petroleum contaminated soils would have had an adverse impact on the structural integrity of the adjacent service garage building.

Letters were issued by the Tacoma-Pierce County Health Department and the Department of Ecology dictating certain requirements for leaving the contaminated soils in-place. The letters stated that TPCHD has no objection to delaying remediation of the facility until any or all of the following occur:

1. Change in use of the facility
2. Sale or Transfer of ownership of the property/facility
3. Closure of facility

The presence of an unknown quantity of subsurface soils containing TPH, at levels exceeding applicable MTCA clean up levels, represents a recognized environmental condition that could potentially have an adverse impact on the environmental integrity of the subject property.

One (1) 4,000 leaded gasoline underground storage tank, and one (1) 2,000 gallon underground gasoline storage tanks were previously buried near the southwest corner of the service garage building and directly south of the southern exterior wall of the building. The tanks were buried in a common excavation pit. The tanks were constructed using single wall steel and were serviced by suction pumps.

The tanks were excavated and removed from the site in 1989. Laboratory analyses results for soil samples obtained from the tank excavation pit after the tanks were removed were not presented in the tank removal documents on file with Ecology or the Tacoma Pierce County Health Department. A water sampling well was installed within the completed excavation area.

The environmental integrity of the subsurface soil left in-place in the floor and sidewalls of the underground storage tank excavation pit at the completion of the 1989 tank removal project is not known and therefore represents a recognized environmental condition that could potentially have an adverse impact on the environmental integrity of the subject property.

One (1) 4,000 gallon underground unleaded gasoline storage tank and one (1) 500 gallon underground waste oil storage tank were installed, in the immediate area of the previous underground storage tank burial pit, in 1989. The new tanks were constructed of double wall steel.

The 500 gallon waste oil tank was placed out of service in 2005, and is not in regulatory compliance. The out of service tank should have been excavated and removed within 30 days of being placed out of service.

The 4,000 gallon gasoline tank is still in-use and is currently in regulatory compliance.

The current environmental integrity of the subsurface soils and/or groundwater immediately surrounding and/or beneath these tanks is not known and therefore represents a recognized environmental condition that could potentially have an adverse impact on the environmental integrity of the subject property.

The results of this assessment have confirmed the presence of multiple recognized environmental conditions that could potentially have an adverse impact on the environmental integrity of the subject property and/or off-site neighboring properties and that require additional environmental inquiries.

4.0 PHYSICAL SETTING

ELEVATION - Approximately two hundred sixty one (261) feet above mean sea level.

DEPTH TO GROUNDWATER - Depth to groundwater beneath the subject property was measured at an approximate depth approximately depth of 26 to 29 feet b.g.s. during the 1989 UST removal project investigation.

DIRECTION OF GROUNDWATER FLOW - Direction of groundwater flow was not determined as part of this assessment.

EDR reports that the inferred direction of groundwater flow in the surrounding area is to the north/northwest.

The subject property is located within the boundaries of the South Tacoma Groundwater Protection District.

SOILS - EDR reports that the subsurface soils present on the subject property consist of fine to medium grain sands and silty sands intermixed with gravels, to depths of at least 50 feet b.g.s.

SURFACE WATERS - The Flett Creek Holding Basin is located less 1/8 of a mile west of the subject property.

5.0 GOVERNMENT/REGULATORY AGENCIES INQUIRIES

5.1 Federal and State Agencies Inquiries

A review of the State and Federal environmental regulatory databases was performed by Environmental Data Resources Inc. (EDR). EDR utilized the approximate minimum search distances specified in ASTM E1527-05 and the All Appropriate Inquiries Standard (AAI Standard) for each of the referenced state and federal databases. The definition of the databases searched, the associated search distances, and the most recent update to the database, are listed in the regulatory database reports presented in Appendix B.

The data base reviews indicated the presence of three (3) CERCLIS SITES, one (1) RCRIS listed site, three (3) U.S.T. sites, two (2) L.U.S.T. sites, and three (3) RCRA generator sites two (2) dry cleaner sites, located within the ASTM search area, and at an elevation (gradient) equal to and/or greater than the subject property.

Available information indicates that many of the listed facilities within the ASTM search area have addressed various environmental issues and are currently in compliance with the applicable regulatory requirements. It is unlikely that the past and/or current conditions present on these sites would have a significant adverse impact on the environmental integrity of the subject property.

Due to their distance from the subject property and/or the geological characteristics associated with their specific sites, these listed sites should not have an adverse impact on the subject property.

Washington State Department of Ecology's files contained documentation of an underground storage tank removal project that took place on the subject property in 1989. Two (2) gasoline and one (1) used oil underground storage tanks were excavated and removed from the site. The documents state that a waste oil spill took place during the tank removal project. The documents report that an unknown quantity of waste oil remain in-place directly adjacent to and beneath the western exterior wall of the on-site service garage building.

5.2 Local Government Agencies Inquiries

The Tacoma-Pierce County Health Department stated that the South Tacoma Honda Dealership operates under a South Tacoma Groundwater protection District Permit issued on an annual basis by their agency.

Mr. Rob Olsen, of Tacoma-Pierce County Health Department, stated that his agency had archived files on the 1989 UST removal project and he ordered a copy of the files for distribution to our company.

In discussions with Mr. Olsen, he stated that the 500 gallon underground waste oil storage tank that is located on the southern side of the service garage building is not in compliance with the applicable TPCHD, Pierce County, and/or Ecology regulations for underground storage tanks and the tank should be properly removed.

The City of Tacoma Fire Prevention Bureau indicated that there were no reported hazardous materials incidents associated with the subject property.

6.0 SITE RECONNAISSANCE

I recently visited and inspected the subject property.

I observed the presence of two (2) currently operational aboveground vehicle lift systems.

I observed the areas where four (4) single post underground hydraulic lift systems were previously abandoned in-place The environmental integrity of the subsurface soils and/or water surrounding these abandoned lift systems is not known.

I also observed trough type floor drains in the central portions of the service garage. The drains and the shop area appeared to be well maintained.

An aboveground used oil storage tank located outside and along the western exterior wall of the service garage building in a covered area. I observed no significant staining on the surfaces around the aboveground oil storage tanks. The oil storage area did not have any secondary containment protection.

I observed the immediate areas on the property where the underground fuel storage tanks were previously removed near the southwest corner of the service garage building.

I observed the location of the out of service underground used oil storage tank, the currently active underground gasoline storage tank and the associated gasoline dispenser.

The overall appearance of the entire site was fair to good.

I interviewed and walked the site with Mr. Ron Loper, an owner. Mr. Loper stated that underground used oil storage tank was placed out of service in 2005. He also stated that the currently out of service single post underground hydraulic lift systems were abandoned due to building reconfiguring and space considerations not due to equipment failures.

7.0 PRIOR ENVIRONMENTAL INVESTIGATIONS

Environmental investigations were performed during and at the completion of the underground storage tank removal and associated cleanup project that took place in 1989.

A Site Closure Plan was prepared by Skillings & Chamberlin in December of 1989.

8.0 INFORMATION RESOURCES

1. EDR Radius Map Report with GeoCheck, Decade Aerial Photo Group, Historic Topo Maps, Sanborn Map Review, and Polk City Directories review.
2. City of Tacoma Fire Department-Phone Survey
3. Tacoma-Pierce County Health Department – Records Review - Phone Survey
4. Department of Ecology's Toxic Clean Up Program, Headquarters, and Southwest Regional Files Review and Phone Survey
5. Environmental Protection Agency – Phone Survey and Records Review
6. On-site Interviews
7. Department of Ecology's Hazardous Sites List, Internet.
8. Tacoma Library Building Archives and Images Review.
9. City of Tacoma Internet Aerial Photos & Records Review
10. Environmental Investigations Reports of Neighboring Properties – Review

9.0 FINDINGS AND CONCLUSIONS

I have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 and the All Appropriate Inquiries Rule (AAI Rule) for Tax Parcels #0220254028, #0220254010, and 0220254140 located at 7802 South Tacoma Way, Tacoma, Washington, the subject property.

The results of this assessment produced the documented presence of on-site recognized environmental conditions that, in my opinion, could potentially have a significant adverse impact on the environmental integrity of the subject property and/or neighboring properties.

I recommend the sampling of the subsurface soils and/or waters in areas directly surrounding the abandoned in-place single post underground hydraulic lift locations, the in-use single post underground hydraulic lift location, the former burial location of the previously removed underground used oil storage tank, the former burial location of the previously removed underground gasoline storage tanks, the perimeter of the burial pit containing the in-service underground gasoline storage tank and the out of service underground used oil storage tank, the currently in-use fuel dispensing island and along the northern perimeter of the subject property.

I recommend the immediate removal of the out of service 500 gallon waste oil underground storage tank that is not in compliance with applicable regulations. Due to the fact that the 4,000 gallon gasoline underground tank is buried in a common excavation pit with the out of service underground waste oil storage tank, the excavation activities associated with the out of service waste oil storage tank could potentially have an adverse impact on the physical integrity and/or stability of the underground gasoline storage tank system, I feel that it would be appropriate to the remove both of the tanks and the associated fuel dispensing island at the same time.

All investigative soil and/or water samples should be submitted for appropriate laboratory analyses as per Ecology's Guidelines for Site Checks and Site Assessments.

All findings of the recommended investigations should be presented in a Phase II Site Assessment Report that would be distributed to all interested parties. Any additional recommendations will be included in the Phase II Assessment Report.

All facts, opinions, representations, and conclusions presented in this report are based on currently available information and the provider is not responsible for the absolute accuracy or completeness of this information.

If you have any questions or require further information please feel free to contact us at the above phone number.

Sincerely,



Paul W. Stemen
Ecology-Registered Site Assessor
IFCI #0874201-U2
ASTM Certificate

APPENDIX A

PHOTOS AND MAPS

APPENDIX A-1

SITE PHOTOS

SITE PHOTOS



ON-SITE COMMERCIAL BUILDING



MAINTENANCE/SERVICE GARAGE AREA

SITE PHOTOS



1989 WASTE OIL TANK EXCAVATION AREA AND WATER SAMPLING WELL



1989 WASTE OIL TANK EXCAVATION AREA AND CURRENT WASTE OIL ABOVEGROUND STORAGE TANK

SITE PHOTOS



ABANDONED SINGLE POST UNDERGROUND HYDRAULIC LIFT IN
MAINTENANCE/SERVICE AREA



4,000 GALLON GASOLINE UST, 500 GALLON WASTE OIL UST, AND FUEL
DISPENSING ISLAND

APPENDIX A-2

STREET MAP

APPENDIX A-3

PARCEL MAPS AND INFORMATION

Assessor-Treasurer electronic Property Information Profile

Parcel Summary for 0220254028

07/14/2013 08:42 AM

Property Details

Parcel Number: 0220254028
Site Address: 7802 SOUTH TACOMA WY
Account Type: Real Property
Category: Land and Improvements
Use Code: 5515-AUTO DLR NEW AND USED RETAIL

Taxpayer Details

Taxpayer Name: MCCARROLL INVESTMENTS TWO LLC
Mailing Address: SOUTH TACOMA HONDA
 7802 SOUTH TACOMA WAY
 TACOMA WA 98409-3837

Appraisal Details

Value Area: PI4
Appr Acct Type: Commercial
Business Name: SOUTH TACOMA HONDA
Last Inspection: 04/28/2011 - Physical Inspection

Tax/Assessment

Current Tax Year: 2014
Taxable Value: 2,145,200
Assessed Value: 2,145,200

Related Parcels

Group Account Number: 522
 Mobile/MFG Home and Personal Property 1200126347 2088005385 2809032174 2822203200
 parcel(s) located on this parcel:
 Real parcel on which this parcel is located: n/a

Tax Description

Section 25 Township 20 Range 02 Quarter 44 : PARCEL A BEG 491.25 FT N OF SE COR TH N 156 FT TH W 537.75 FT TO E LI T R & P R/W TH SWLY 220.76 FT ALG SD R/W TH E 435.35 FT TH N 60 FT TH E 150 FT TO BEG LESS UNION AVE PARCEL B S 216 FT OF FOLL PART ABAND R/W OF T R P EXT FROM LI PAR WITH & 100 FT S OF N LI LOT 4 TO PT 888.25 FT S OF N LI SD LOT 4 SUBJ TO EASE

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. *All critical information should be independently verified.*

Pierce County Assessor-Treasurer
 Mike Lonergan
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www.piercecountywa.org/atr

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WEBSITE INFORMATION

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Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0220254028

07/14/2013 08:42 AM

Property Details

Parcel Number: 0220254028
Site Address: 7802 SOUTH TACOMA WY
Account Type: Real Property
Category: Land and Improvements
Use Code: 5515-AUTO DLR NEW AND USED RETAIL

Location:

LEA: 204A
RTSQQ: 02-20-25-44

Amenities

WF Type: n/a
View Quality: n/a
Street Type: Paved

Taxpayer Details

Taxpayer Name: MCCARROLL INVESTMENTS TWO LLC
Mailing Address: SOUTH TACOMA HONDA
7802 SOUTH TACOMA WAY
TACOMA WA 98409-3837

Size

SF: 121,968
Acres: 2.80
Front Ft: 410

Utilities

Electric: Power Installed
Sewer: Sewer/Septic Installed
Water: Water Installed

Warning: Appraisal data provided is for informational purposes only and is incomplete for determination of value.

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Assessor-Treasurer electronic Property Information Profile

Building Characteristics for 0220254028

07/14/2013 08:42 AM

Property Details

Parcel Number: 0220254028
Site Address: 7802 SOUTH TACOMA WY
Account Type: Real Property
Category: Land and Improvements
Use Code: 5515-AUTO DLR NEW AND USED RETAIL

Taxpayer Details

Taxpayer Name: MCCARROLL INVESTMENTS TWO LLC
Mailing Address: SOUTH TACOMA HONDA
 7802 SOUTH TACOMA WAY
 TACOMA WA 98409-3837

Building ID:

1

1 building(s) on this parcel

General Characteristics

Property Type:	Commercial	SF:	9,660	Fin. Attic SF:	0
Condition:	Average	Net SF:	16,628	Total Bsmnt. SF:	0
Quality:	Average	Atch. Garage SF:	0	Fin. Bsmnt. SF:	0
Neighborhood:	204 / 710	Det. Garage SF:	0	Bsmnt. Gar. Door:	0
Occupancy:	New Auto Dealer	Carport SF:	0	Fireplaces:	0

Built-As

Description	Year Built	Adj. Year Built	SF	Stories	Bed-rooms	Bath-rooms	Exterior	Class	Roof	HVAC	Units	Sprinkler SF
Service Garage	1965	2007	8,000	1	n/a	n/a	n/a	Wood Frame	n/a	Space Heater	0	8,000
Showroom	2007	2007	1,660	1	n/a	n/a	n/a	Masonry	n/a	Package Unit	0	1,660

Improvement Details

Detail Type	Detail Description	Units
Add On	Asphalt (AV)	83,800
Add On	Concrete	2,880
Mezzanine	Unfinished	1,429

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WEBSITE INFORMATION

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Assessor-Treasurer electronic Property Information Profile

Parcel Map for 0220254028

07/14/2013 08:42 AM

Property Details	Taxpayer Details
Parcel Number: 0220254028	Taxpayer Name: MCCARROLL INVESTMENTS TWO LLC
Site Address: 7802 SOUTH TACOMA WY	Mailing Address: SOUTH TACOMA HONDA
Account Type: Real Property	7802 SOUTH TACOMA WAY
Category: Land and Improvements	TACOMA WA 98409-3837
Use Code: 5515-AUTO DLR NEW AND USED RETAIL	

RTSQ Maps: [Normal \(200 Scale\)](#) | [Detailed \(100 Scale\)](#)
For additional mapping options, visit [Public GIS](#)

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Assessor-Treasurer electronic Property Information Profile

Parcel Summary for 0220254010

07/14/2013 08:43 AM

Property Details

Parcel Number: 0220254010
Site Address: 7802 SOUTH TACOMA WY
Account Type: Real Property
Category: Land and Improvements
Use Code: 5515-AUTO DLR NEW AND USED RETAIL

Taxpayer Details

Taxpayer Name: MCCARROLL INVESTMENTS TWO LLC
Mailing Address: SOUTH TACOMA HONDA
 7802 SOUTH TACOMA WAY
 TACOMA WA 98409-3837

Appraisal Details

Value Area: PI4
Appr Acct Type: Commercial
Business Name: SOUTH TACOMA HONDA
Last Inspection: 04/28/2011 - Physical Inspection

Tax/Assessment

Current Tax Year: 2014
Taxable Value: 87,300
Assessed Value: 87,300

Related Parcels

Group Account Number: [522](#)
Mobile/MFG Home and Personal Property n/a
 parcel(s) located on this parcel:
 Real parcel on which this parcel is located: n/a

Tax Description

Section 25 Township 20 Range 02 Quarter 44 : BEG 431.75 FT N OF SE COR SEC LOT 4 TH N 60 FT W 150 FT S 60 FT E 150 FT TO BEG LESS UNION AVE INCL EASE (DCHBS6-19-80)

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

Pierce County Assessor-Treasurer
Mike Lonergan
 2401 South 35th St Room 142
 Tacoma, Washington 98409
 (253)798-6111 or Fax (253)798-3142
www.piercecountywa.org/atr

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Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0220254010

07/14/2013 08:43 AM

Property Details

Parcel Number: 0220254010
Site Address: 7802 SOUTH TACOMA WY
Account Type: Real Property
Category: Land and Improvements
Use Code: 5515-AUTO DLR NEW AND USED RETAIL

Location:

LEA: 204A
RTSQQ: 02-20-25-44

Amenities

WF Type: n/a
View Quality: n/a
Street Type: Paved

Taxpayer Details

Taxpayer Name: MCCARROLL INVESTMENTS TWO LLC
Mailing Address: SOUTH TACOMA HONDA
 7802 SOUTH TACOMA WAY
 TACOMA WA 98409-3837

Size

SF: 6,000
Acres: 0.14
Front Ft: 410

Utilities

Electric: Power Installed
Sewer: Sewer/Septic Installed
Water: Water Installed

Warning: Appraisal data provided is for informational purposes only and is incomplete for determination of value.

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Assessor-Treasurer electronic Property Information Profile

Building Characteristics for 0220254010

07/14/2013 08:43 AM

Property Details

Parcel Number: 0220254010
 Site Address: 7802 SOUTH TACOMA WY
 Account Type: Real Property
 Category: Land and Improvements
 Use Code: 5515-AUTO DLR NEW AND USED RETAIL

Taxpayer Details

Taxpayer Name: MCCARROLL INVESTMENTS TWO LLC
 Mailing Address: SOUTH TACOMA HONDA
 7802 SOUTH TACOMA WAY
 TACOMA WA 98409-3837

Building ID:

1

1 building(s) on this parcel

General Characteristics

Property Type:	Commercial	SF:	1	Fin. Attic SF:	0
Condition:		Net SF:	0	Total Bsmnt. SF:	0
Quality:		Atch. Garage SF:	0	Fin. Bsmnt. SF:	0
Neighborhood:	204 / 710	Det. Garage SF:	0	Bsmnt. Gar. Door:	0
Occupancy:	Addon Only Comm	Carpport SF:	0	Fireplaces:	0

Built-As

Description	Year Built	Adj. Year Built	SF	Stories	Bed-rooms	Bath-rooms	Exterior	Class	Roof	HVAC	Units	Sprinkler SF
Addon Only Comm	2007	0	1	1	n/a	n/a	n/a	n/a	n/a	None	0	0

Improvement Details

Detail Type	Detail Description	Units
Add On	Asphalt (AV)	6,000

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Assessor-Treasurer electronic Property Information Profile

Parcel Summary for 0220254140

07/14/2013 08:44 AM

Property Details

Parcel Number: 0220254140
Site Address: 7802 SOUTH TACOMA WY
Account Type: Real Property
Category: Land and Improvements
Use Code: 5515-AUTO DLR NEW AND USED RETAIL

Taxpayer Details

Taxpayer Name: MCCARROLL INVESTMENTS TWO LLC
Mailing Address: SOUTH TACOMA HONDA
 7802 SOUTH TACOMA WAY
 TACOMA WA 98409-3837

Appraisal Details

Value Area: PI4
Appr Acct Type: Commercial
Business Name: SOUTH TACOMA HONDA
Last Inspection: 04/28/2011 - Physical Inspection

Tax / Assessment

Current Tax Year: 2014
Taxable Value: 106,200
Assessed Value: 106,200

Related Parcels

Group Account Number: 522
Mobile/MFG Home and Personal Property n/a
parcel(s) located on this parcel:
Real parcel on which this parcel is located: n/a

Tax Description

Section 25 Township 20 Range 02 Quarter 44 : THE E 220 FT OF N 215.875 FT OF S 431.75 FT OF LOT 4 EXC FOLL: BEG AT A PT N 215.875 FT OF SE COR OF SEC TH N 170 FT TH W 220 FT TH S 170 FT TH E 220 FT TO BEG ALSO EXC ST OUT OF 4-112 SEG N-1431 SG EMS DC/BL01-28-00BL

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Assessor-Treasurer electronic Property Information Profile

Land Characteristics for 0220254140

07/14/2013 08:44 AM

Property Details

Parcel Number: 0220254140
Site Address: 7802 SOUTH TACOMA WY
Account Type: Real Property
Category: Land and Improvements
Use Code: 5515-AUTO DLR NEW AND USED RETAIL

Location:

LEA: 204A
RTSQQ: 02-20-25-44

Amenities

WF Type: n/a
View Quality: n/a
Street Type: Paved

Taxpayer Details

Taxpayer Name: MCCARROLL INVESTMENTS TWO LLC
Mailing Address: SOUTH TACOMA HONDA
 7802 SOUTH TACOMA WAY
 TACOMA WA 98409-3837

Size

SF: 7,650
Acres: 0.18
Front Ft: 410

Utilities

Electric: Power Installed
Sewer: Sewer/Septic Installed
Water: Water Installed

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Assessor-Treasurer electronic Property Information Profile

Building Characteristics for 0220254140

07/14/2013 08:44 AM

Property Details

Parcel Number: 0220254140
Site Address: 7802 SOUTH TACOMA WY
Account Type: Real Property
Category: Land and Improvements
Use Code: 5515-AUTO DLR NEW AND USED RETAIL

Taxpayer Details

Taxpayer Name: MCCARROLL INVESTMENTS TWO LLC
Mailing Address: SOUTH TACOMA HONDA
 7802 SOUTH TACOMA WAY
 TACOMA WA 98409-3837

Building ID:

1

1 building(s) on this parcel

General Characteristics

Property Type: Commercial	SF: 1	Fin. Attic SF: 0
Condition:	Net SF: 0	Total Bsmnt. SF: 0
Quality:	Atch. Garage SF: 0	Fin. Bsmnt. SF: 0
Neighborhood: 204 / 710	Det. Garage SF: 0	Bsmnt. Gar. Door: 0
Occupancy: Addon Only Comm	Carport SF: 0	Fireplaces: 0

Built-As

Description	Year Built	Adj. Year Built	SF	Stories	Bed-rooms	Bath-rooms	Exterior	Class	Roof	HVAC	Units	Sprinkler SF
Addon Only Comm	2007	0	1	1	n/a	n/a	n/a	n/a	n/a	None	0	0

Improvement Details

Detail Type	Detail Description	Units
Add On	Asphalt (AV)	4,700

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Assessor-Treasurer electronic Property Information Profile

Parcel Map for 0220254140

07/14/2013 08:44 AM

Property Details		Taxpayer Details	
Parcel Number:	0220254140	Taxpayer Name:	MCCARROLL INVESTMENTS TWO LLC
Site Address:	7802 SOUTH TACOMA WY	Mailing Address:	SOUTH TACOMA HONDA 7802 SOUTH TACOMA WAY TACOMA WA 98409-3837
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	5515-AUTO DLR NEW AND USED RETAIL		

RTSQ Maps: [Normal \(200 Scale\)](#) | [Detailed \(100 Scale\)](#)
For additional mapping options, visit [Public GIS](#)

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APPENDIX B

**ENVIRONMENTAL DATA
RESOURCES, INC. (EDR)
RADIUS MAP WITH GEOCHECK,
ADECADE AERIAL PACKAGE
AND SANBORN MAP REVIEW**

APPENDIX C

DOCUMENTS FROM PRIOR ENVIRONMENTAL INVESTIGATIONS

Pierce County

City of TACOMA

Cleanup Site: **SOUTH TACOMA HONDA**
7802 S TACOMA WAY
TACOMA

Unit: **SOUTH TACOMA HONDA**

Release:

Detail:	Release Status	Date
	LUST - Cleanup Started	11/19/1989
	LUST - RCU	5/14/1990

Cleanup Site ID: 9472
Facility ID: 50342391

98409

Unit Type: Upland

Process Type: Independent Action

* Historic Release ID: 1409

UST ID: 712

* cuid: 9164

LUST ID: 278

Latitude: 47.186

Longitude: -122.484

[View Vicinity Map](#)

Media Affected	Contaminant Type	Status
Groundwater	Benzene	B
Groundwater	Other Non-Halogenated Organics	B
Groundwater	Petroleum-Gasoline	S
Groundwater	Petroleum-Other	S
Soil	Benzene	B
Soil	Metals - Other	B
Soil	Other Non-Halogenated Organics	B
Soil	Petroleum-Gasoline	C
Soil	Petroleum-Other	C
Soil	Polychlorinated biPhenyls (PCB)	B

About the Leaking Underground Storage Tanks Site List:

The Cleanup Status assigned by the Department of Ecology to a Leaking Underground Tank Site is based on an informal review of the information we have received regarding the cleanup. A formal review could determine that the site has not been cleaned up to Model Toxics Control Act standards. Formal reviews including potential No Further Action determinations are available under the fee-based Voluntary Cleanup Program.

LUST = Leaking Underground Storage Tank

UST = Underground Storage Tank

Cleanup Status Definitions:

Awaiting Cleanup -- Discovered or reported release, yet no active cleanup measures taken; or, Site check (identified the source) begun or completed, yet no active cleanup measures taken; or, Site characterization begun or completed, yet no active cleanup measures taken.

Cleanup Started -- Responsible party has initiated physical, biological, or chemical management of release (e.g. soil excavated, groundwater pumped, vapors extracted, free product removed, oxygen added, etc.). Site investigations and emergency responses (e.g. venting explosive vapors, providing bottled water) do not qualify as activities under Cleanup Started.

Monitoring -- Groundwater monitoring is the only activity occurring at the site; or, Site has been characterized, only low levels of soil and/or groundwater contamination remain, and natural attenuation is the chosen cleanup method; or, Confirmation monitoring following active cleanup measures.

No Further Action (NFA) -- Cleanup report has been formally reviewed by Ecology under the fee-based Voluntary Cleanup Program and resulted in a No Further Action status; and, Institutional controls may have been required due to soil contamination that may remain under existing structures or in otherwise inaccessible areas.

No Further Action (NFA) Determination II / SHA -- No further action based on an Initial Investigation (II) or Site Hazard Assessment (SHA).

Notification -- Used to track when Ecology is notified of a new LUST release. WAC 173-340-450 (2)(a) requires UST owners / operators to report confirmed releases to Ecology within 24 hours.

Reported Cleaned Up (Historic Data Only) -- Owner or consultant reports that contamination has been cleaned up; and/or. Some soil contamination may remain under existing structures or in otherwise inaccessible areas if groundwater is not threatened and there has been no migration of contamination into the structure; and, Cleanup report has not been formally reviewed by Ecology. A formal review could determine that the site has not been cleaned up to MTCA standards.

Contaminant Type Key:

B - Below Cleanup Level

C - Confirmed Above Cleanup Level

S - Suspected

R - Remediated; RA - Remediated-Above; RB - Remediated-Below



Northwest Room -> Tacoma-Pierce County Buildings Index

Tacoma-Pierce County Buildings Index - Image Display (new Building search)
 Displaying Record #39361

Address	Built	Demolished	Style	Registry?	Images?
7802 TACOMA AVE. SO., Tacoma	c1908				
Russell Kasselmann City Directory (1917) ----- Robert C. Kasselmann City Directory (1918)					
There are no images in the Buildings Index for this address -- Do you have any?					

Tacoma Public Library · 1102 Tacoma Ave. South · Tacoma, Washington 98402 · 253.591.5666xxx

**Tacoma-Pierce County
Health Department**



Alfred M. Allen, M.D., M.P.H.
Director of Health

**B
O
A
R
D**

- JOE STORTINI—Pierce County Executive
- KAREN VIALLE—Tacoma Mayor
- BARBARA SKINNER—Pierce County Councilmember

**M
E
M
B
E
R
S**

- GREG MYKLAND—Tacoma Councilmember
- M. JAMES WICKS, M.D.—Member-at-Large
- ALAN NYGAARD—Ex-officio Member, Sumner City Administrator
Representing Pierce County Cities & Towns Association

Robert W. Nelson, General Manager
South Tacoma Honda
7802 South Tacoma Way
Tacoma, WA 98409

February 7, 1990

Dear Mr. Nelson:

The Tacoma-Pierce County Health Department (TPCHD) has completed review of the Closure Plan submitted as requested in my letter to you dated November 17, 1989.

Based on the review, the TPCHD accepts the Closure Plan. The TPCHD believes that all practical remediation efforts have been attempted, and based on all information available at this time, immediate remediation is not necessary. Therefore, the TPCHD has no objection to delaying remediation until property transfer or facility closure. This decision is based solely on current information and is subject to change if further evidence indicating more immediate action should arise. The decision is also contingent upon approval of the Closure Plan, plan to delay remediation by the Washington Department of Ecology. This must be submitted to TPCHD in writing.

Implementation of the Closure Plan must be carried out when any or all of the following occur:

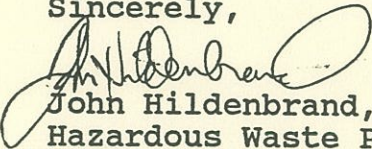
- 1) Change of use of facility;
- 2) Sale or transfer of ownership;
- 3) Closure of facility.

Provisions may be allowed upon written request to allow for a partial implementation of the Closure Plan (ie-allowing continued use of underground storage tanks).

Failure to implement the Closure Plan will be treated as a violation of the South Tacoma Groundwater Protection District Ordinance (City of Tacoma #24083).

If you have any questions, contact me at 596-2849.

Sincerely,


John Hildenbrand, R.S., E.H.S.II
Hazardous Waste Program
Water Resource Section
ENVIRONMENTAL HEALTH DIVISION

cc: Dick Walker, SWRO, Ecology ✓

JH:ks

South Tacoma



February 26, 1990

Mr. Dick Walker
Washington State Dept. of Ecology
Southwest Regional Office
7272 Cleanwater Lane
Olympia, Washington 98504

Dear Mr. Walker:

South Tacoma Honda, located at 7812 South Tacoma Way, Tacoma, Washington is requesting approval from the Department of Ecology to terminate remedial activity at the above property location. Soil contamination resulted from a break that occurred in a pipeline during the removal of an underground waste oil tank in September, 1989. South Tacoma Honda has worked with the Tacoma Pierce County Health Department (TPCHD) to perform all necessary remedial actions. In order to meet the Conditions For Cessation of Remedial Efforts (enclosed), approval of the Department of Ecology is required.

The results of laboratory analysis of soil samples collected at the spill site are enclosed. Because the spill occurred between two sections of the building, excavation of the contaminated soil is not possible without damaging the building. The site is nearly completely paved and migration of the waste oil spill is expected to be minimal. Ground water sample analysis has not detected any indication of contamination. It is requested that the soils be allowed to remain in place until facility closure or property transfer.

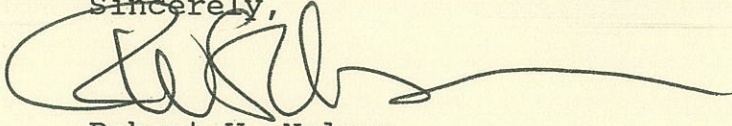
South Tacoma Honda is taking every step possible to reduce the potential for hazardous waste contamination at the site. All old storage tanks have been removed and replaced with new tanks that meet current DOE requirements. A Spill Prevention and Management Plan has been prepared to detail hazardous waste handling procedures. A Closure Plan has been prepared to identify those activities required to complete site closure. The operation of the site is in compliance with the General Guidance and Performance Standards for the South Tacoma Groundwater Protection District.

February 26, 1990

Page 2

Please review the enclosed documents and notify us of your findings. Any questions about the waste oil spill can be directed to our engineer, Skillings & Chamberlain, Inc. attention Shelly Peterson, at 491-3399.

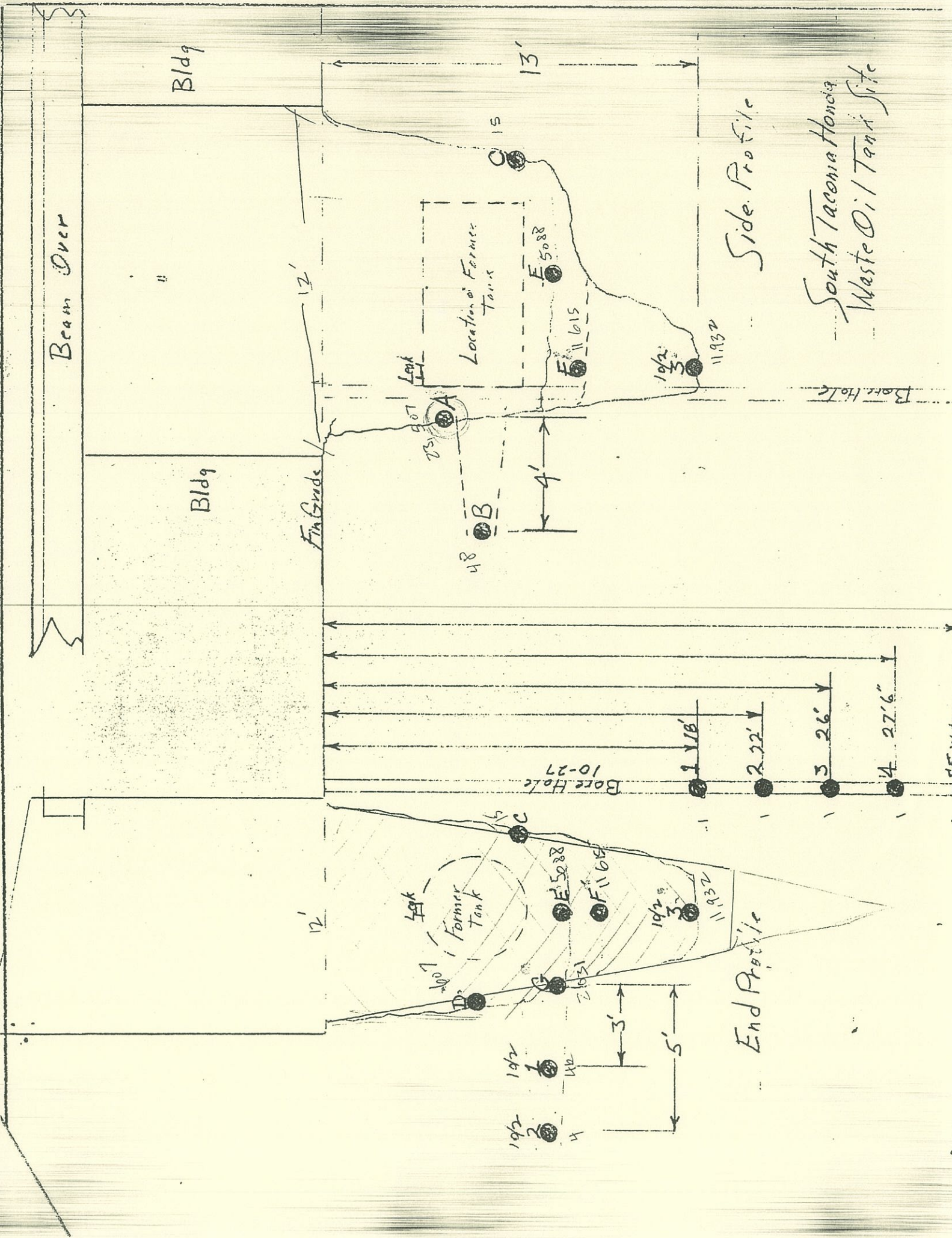
Sincerely,

A handwritten signature in black ink, appearing to read 'RW Nelson', with a long horizontal flourish extending to the right.

Robert W. Nelson
General Manager
South Tacoma Honda

Enc.

cc: John Hildenbrand



Bldg

Beam Over

Bldg

Fin Guide

Leak

Location of Former Tank

Side Profile

South Tacoma Honda
Waste Oil Tank Site

Bore Hole

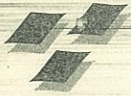
Bore Hole 10-27

Leak

Former Tank

End Profile

1.5 Water



SKILLINGS &
CHAMBERLAIN, INC.
CONSULTING ENGINEERS
5024 Lacey Boulevard S.E.
Lacey, Washington 98503
206/491-3399
Tacoma/Puyallup—627-3418

LETTER OF TRANSMITTAL

DATE	3-1-90	JOB NO.	89201
ATTENTION	Tom Todd		
RE			

TO DEPT OF ECOLOGY
MAIL STOP LU 11
OLYMPIA WA 98504

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1	12-89		South Tacoma Honda Closure Plan

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED Shelly Peterson

SOUTH TACOMA HONDA

CLOSURE PLAN

DECEMBER, 1989

Prepared By:

SKILLINGS & CHAMBERLAIN, INC.
CONSULTING ENGINEERS
5024 LACEY BOULEVARD S.E.
LACEY, WASHINGTON 98503
(206) 491-3399

INTRODUCTION

South Tacoma Honda is an automobile dealership located at 7802 South Tacoma Way, Tacoma, Washington. In conformance with the South Tacoma Groundwater Protection District Ordinance, this Closure Plan has been prepared to outline those activities necessary when the business is discontinued. A Spill Prevention and Management Plan has been prepared to ensure safe operating procedures. These two plans should be reviewed and updated on an annual basis or as necessary. Any amendments to the Closure Plan must be reviewed and authorized by the Tacoma-Pierce County Health Department (TPCHD).

SITE CHARACTERIZATION

The company's primary business is the retail sales of new Honda Automobiles, used cars and trucks, and a service and parts department. It is a one story concrete and concrete block building located on a 5 acre parcel of property on South Tacoma Way. It is in the Southeast corner of the South Tacoma Groundwater Protection District. The lot is generally level with no standing surface water, streams, or lakes on or near the property.

All surrounding property is primarily retail businesses. The West boundary of the property is the Burlington Northern Railroad tracks, the South boundary is Cattin's Restaurant, the North Boundary is Cliff's Flower Shop, and the East boundary (frontage) is South Tacoma Way. A sanitary sewer line runs from South to North on the property and is located west of the back of the building. Nearly all of the property in use is covered with asphalt or buildings.

POTENTIAL HAZARDS

The following hazardous materials have been identified in the Spill Prevention and Management Plan as being present at the site:

1. Gasoline - A 4,000 gallon below-ground tank is located outside of the southwest corner of the building, covered by asphalt. The tank was recently installed per current D.O.E. standards.
2. Waste Oil - A 500 gallon steel waste oil tank is located adjacent to the gasoline tank. The tank is a replacement of an old below ground tank. It was recently constructed and installed per D.O.E. standards.

3. Motor Oil - A 1,400 gallon above-ground steel tank is located on a cement pad behind the west end of the building.
4. Antifreeze - Waste antifreeze is stored in two 55 gallon steel drums inside the service department. New antifreeze is stored in 1 gallon containers in the parts department.
5. Brake Solvent - This is stored in a self contained brake-wash cart in the service department.

LIKELIHOOD OF CONTAMINATION

In September 1989, a waste oil spill occurred during the removal of an underground tank. The extent of contamination was determined by soil testing, see attached laboratory results. The soils were analyzed for benzene, toluene and xylene, none of which were detected. High levels of Total Petroleum Hydrocarbons were found to a depth of 13 feet. Because the tank was located between two parts of the main buildings, excavation of the contaminated soils was not possible without damage to the structures. TPCHD will require the remediation of the soils at the time of site closure.

Onsite storage tanks have recently been replaced and are in compliance with current standards. Migration of the existing waste oil contamination is expected to be minimal because most of the site is paved and the spill is not in contact with groundwater. The likelihood of further site contamination is expected to be minimal based on the quantities and types of hazardous waste used.

TEMPORARY CLOSURE ACTIVITIES

At the time the business is discontinued, all hazardous materials must be properly disposed of in accordance with current acceptable procedures. If service is temporarily terminated, the TPCHD must be notified. Temporary closure is defined as a period greater than one month and less than one year in duration. At this time, the TPCHD will require appropriate measures necessary to protect human health or the environment. These measures will likely include the following:

1. Removal of all bulk antifreeze in storage and disposal of waste antifreeze in drums. Drums should be thoroughly cleaned if they remain onsite.
2. Removal and/or cleaning of brake wash cart.
3. Drain motor oil tank, seal all fill lines.

4. Drain waste oil tank, seal all fill lines.
5. Drain gasoline tank, seal all fill lines, leave vents open.
6. Secure the area to prevent unauthorized access.
7. Continue to maintain and inspect all leak detection systems.

Contacts for the disposal of onsite hazardous materials are identified in the Spill Prevention and Management Plan.

CLOSURE ACTIVITIES

The following procedures should be performed to complete site closure:

1. Removal of all bulk antifreeze in storage and waste antifreeze drums.
2. Removal of the brake wash cart.
3. Drain motor oil tank, decontaminate and remove tank and piping, properly dispose of tank.
4. Drain waste oil tank, decontaminate and remove tank and piping, properly dispose of tank.
5. Drain gasoline tank, decontaminate and excavate tank, determine if tank leakage occurred and perform necessary chemical analyses and remediation, remove all connected piping, properly dispose of tank.
6. Excavate contaminated soil underneath building foundation as previously identified, verify extent of contamination with chemical analysis, properly dispose of contaminated soil. Sections of the building may need to be temporarily shored up or removed to accomplish excavation. Excavation hole shall be properly filled in with clean structural fill material.

ESTIMATED CLOSURE COST

The estimated cost to perform the closure activities is \$22,500 (ENR = 4679 December, 1989). This cost estimate was based on excavation of soils and disposal at a hazardous waste landfill. This is an acceptable remedial action using current technology. Other techniques may be acceptable, including bioremediation, solidification and stabilization.

The effectiveness of these techniques would need to be demonstrated prior to acceptance. All feasible remedial actions should be evaluated prior to closure. The cost breakdown is identified below.

o Removal and disposal of 4000 gallon underground underground fuel tank. (includes testing).	\$ 5,000
o Remediation of previous spill	
- Excavation of approximately 50 c.y. contaminated soil.	500
- Hauling of contaminated soil to hazardous waste landfill (Arlington, Oregon).	3,500
- Disposal of contaminated soil.	10,000
- Filling in of excavated area.	500
o Removal and disposal of 500 gallon waste oil tank.	1,000
o Removal and disposal of 1400 gallon motor oil tank.	1,000
o Removal and disposal of antifreeze, brake solvent, miscellaneous hazardous waste.	1,000
Total Closure Cost Estimate	<u>\$ 22,500</u>

SCHEDULE OF CLOSURE

The expected lifetime of the building is estimated at an additional 15-20 years. Closure procedures should be followed when the property is sold or the property use changes. Property closure should be completed within 30 days of business closure. Any delay in closure should be discussed with the TPCHD and a revised schedule submitted for approval.

Within 60 days of completion of closure, a report must be submitted to the TPCHD. The report, prepared by a licensed professional engineer, must indicate that closure was in full compliance with all guidelines and in such a manner that human health or the environment has not been endangered.

No post closure care is anticipated at this time.

FINANCIAL RESPONSIBILITY

South Tacoma Honda has an insurance policy with coverage of \$1,000,000 for contamination cleanup resulting from the underground tank recently installed. The policy is through Universal Underwriters.

The estimated closure cost for tank removal and remediation of the waste-oil contaminated soil under the building is \$22,500. The property value of the 5 acre site considerably exceeds the estimated cost required for closure. In the event of foreclosure on the property, the property would act as its own security.

2/28/78

CHRISTINE O. GREGOIRE
Director



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

7272 Cleanwater Lane, LU-11 • Olympia, Washington 98504-6811 • (206) 753-2353

March 9, 1990

Robert W. Nelson
South Tacoma Honda
7812 South Tacoma Way
Tacoma, Washington 98409

Dear Mr. Nelson:

This letter is in response to a request made for a closure plan approval. The plan related to the removal of an underground storage tank and cleanup of the soils surrounding it. The request was made of the Tacoma-Pierce County Health Department (TPCHD), who referred it to the Washington Department of Ecology (WDOE) for concurrence.

South Tacoma Honda has removed some soils and found it necessary to stop excavation of additional contaminated soils due to the contaminations's close proximity to a building's foundation. Further excavation may undermine the structure. The level of contamination to be left in place is as high as 23,507 ppm Total Petroleum Hydrocarbons (TPH). The contaminant is waste oil which is not readily remediated by techniques other than excavation. Therefore, the closure plan anticipates the contamination being left in place until such time as the building is razed. From information received, the contamination does not appear to be an imminent threat to human health or the environment and soils cleanup remediation that would achieve a cleanup level to our current guidelines would present both a physical and economic hardship to this facility. Based upon this information, and conditional upon performing the list of tasks below, the closure plan is approved. This alternate cleanup closure plan applies to soil only. Groundwater cleanup at the site must meet all applicable, relevant and appropriate statutes, regulations or guidelines.

1. Additional testing of soils needs to be carried out prior to closing of the excavation. Waste oil very often carries with many other contaminants. Waste oil tanks are convenient disposal place for many types of liquid petroleum based wastes. For example some old hydraulic oils contained PCB's and have been disposed of in waste oil tanks. WDOE's DRAFT Leaking Underground Storage Tank Removals and Abandonments document specifies that waste oil tank contaminated

Robert W. Nelson
March 9, 1990
Page 2

soils should be tested for TPH, EP Toxicity - Metals, and PCB'; and Ecology is requiring that this be done. The document is currently in DRAFT form, but has been commonly used for in excess of a year and its contents will soon be incorporated into formal regulation. A copy of that document is enclosed for your reference, and in order that you can see the proper test methods to be used (See Page 8).

2. Once the excavation sample results from the above testing has been completed and if it is shown to be within guidelines on PCB's and EP Toxicity - Metals, the excavation can be refilled. At that time the area around the excavation needs to be paved or otherwise covered with an impermeable cover in order to minimize the possibility of additional contaminant movement and groundwater impact. If these additional test results are not in accordance with the guidelines, you must resubmit a closure plan approval or a plan to remediate the contamination.
3. The groundwater appears to have been impacted. Sample results were reported to be 1.8 mg/l TPH from the shallow ground water table aquifer. It is my understanding that this sample was taken from the excavation and may therefore, not represent true contamination in the groundwater. The levels encountered are not above currently adopted guidelines, but are of concern due to the fact contamination is to be left in place. Further, this property is in the South Tacoma Groundwater Protection District, and the groundwater is deserving of special protection. I am requiring that a single groundwater monitoring well be put into place near the area of this excavation. The well should be properly developed and then sampled. The water need to be tested for TPH. The results of these tests should be reported to WDOE and TPCHD within 30 days of the sampling event. The results of this sampling will determine what if any groundwater remediation, or monitoring program will need to be established.
4. If at some time in the future the groundwater problem or soil contamination appears to be increasing, spreading, or otherwise changing, or if any other additional information becomes known to the Department, WDOE and TPCHD will reserve the right to re-open this situation.

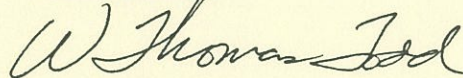
Robert W. Nelson
March 9, 1990
Page 3

5. The above items will be formalized in the form of an order to South Tacoma Honda once the site is closed and the results of the monitoring well sampling are known. I am willing to discuss with you the technical contents of any order. All legal issues must be handled by the Attorney General's Office.

Since contamination above accepted guidelines is present on the site, and groundwater may be impacted, the site will be entered on the State's Site Management Information System (SMIS or contaminated site list) as a site that is contaminated with petroleum. This listing is required by the Model Toxics Control Act (Chapter 70.105D RCW).

Please do not hesitate to telephone me at (206) 586-4689 if I can answer any questions, or be of any further Assistance.

Sincerely,



W. Thomas Todd
LUST Site Manager

TT4:cld

Encl

cc: John Hildenbrand, TPCHD
Shelly Peterson, Skillings and Chamberlain, Inc.

LUST List Database Entry Form

Today's Date 3-9-90

Please fill out the following fields as completely as you can. Some fields, *italicized*, are optional. Thanks.

Site Name South Tacoma Honda

Contact Person John Hickenbrand ^{TPCHD} Contact Phone 596-2849

Site Street 7802 S. Tacoma Way

Site City Tacoma Site County Pierce

Site ZIP 98409 Site Phone _____

Owner (if different than above) _____

Owner's Address _____

Owner's Phone _____

Consultant Shelly Peterson Phone 491-3399

Company Skilling & Chamberlain

Other Contact _____ Phone _____

Affiliation _____

Date Reported 3-1-90 Date Started Sept 19, 1989

Date Under Control _____ Date Completed _____

Date Final Report _____

Type of Facility Car Dealer # of Tanks 1

Product(s) waste oil

Tank Status out Cleanup Status Not yet

Lead for Cleanup is PLP Trust \$ Used? No

Polluted Media soil, GW?

Reason for Discovery:
Closure Monitoring _____ Spill _____ Tank Test _____

Location:
Section _____ Township _____ N Range _____

Comments: _____

SPECTRA Laboratories, Inc.

2221 Ross Way • Tacoma, WA 98421 • (206) 272-4850

March 30, 1990

Mickelson Construction
2724-B Black Lake Blvd.
Olympia, WA 98502
Customer #81764

Sample ID: #1
Desc: Soil
Date Taken: 3-24-90
Site: So. Tacoma Honda
Spectra #33911

Attn: Nels Anderson

Total Petroleum Hydrocarbons, ppm 663

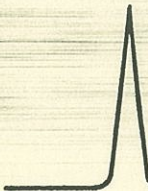
BTX, ppm

Benzene	<0.01
Toluene	<0.01
Ethyl Benzene	<0.01
Para Xylene	<0.01
Meta Xylene	<0.01
Ortho Xylene	<0.01

Total Petroleum Hydrocarbons testing performed by EPA Method 418.1
BTX testing performed by EPA Method 8020

SPECTRA LABORATORIES, INC.


Steven G. Hibbs, Chemist



SPECTRA Laboratories, Inc.

2221 Ross Way • Tacoma, WA 98421 • (206) 272-4856

REC-111

MAY 10 1990

April 3, 1990

Mickelson Construction Co. Inc.
2724-B Black Lake Blvd.
Olympia, WA 98502
Customer #81764

Sample ID: #1
Date Taken: 3-28-90
Site: So. Tacoma Honda
Desc: Water
Spectra #33991

Attn: Craig

Total Petroleum Hydrocarbons, ppm 3.4

Total Petroleum Hydrocarbons testing performed by EPA Method 418.1

SPECTRA LABORATORIES, INC.


Steven G. Hibbs, Chemist

10 12 22 25



SPECTRA Laboratories, Inc.

2221 Ross Way • Tacoma, WA 98421 • (206) 272-4850

MAY 4 1990

May 3, 1990

Mickelson Construction Co., Inc.
2724-B Black Lake Blvd.
Olympia, WA 98502
Customer #81764

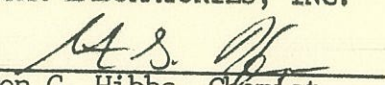
Attn: Ron Mickelson

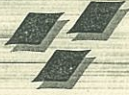
Sample ID: #1
Desc: Soil
→ Date Taken: 4-24-90
Site: So. Tacoma Honda
Spectra #33911
(Additional Testing)

PCB's, ppm		<1
<u>EP Toxicity Metals, mg/l</u>		
Lead	(Pb)	<0.01
Chromium	(Cr)	<0.002
Silver	(Ag)	<0.004
Barium	(Ba)	0.127
Cadmium	(Cd)	<0.005
Arsenic	(As)	<0.08
Mercury	(Hg)	<0.02
Selenium	(Se)	<0.1

PCB's by EPA Method 8080
EP Toxicity testing performed by EPA Method 1310

SPECTRA LABORATORIES, INC.


Steven G. Hibbs, Chemist



SKILLINGS &
CHAMBERLAIN, INC.
CONSULTING ENGINEERS
5024 Lacey Boulevard S.E.
Lacey, Washington 98503

Lacey—206/491-3399
FAX 206/491-3857

May 14, 1990
#89251

W. Thomas Todd
LUST Site Manager
Department of Ecology
7272 Cleanwater Lane <U-11
Olympia, WA 98504-6811

Re: South Tacoma Honda Closure Plan

Dear Mr. Todd:

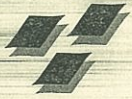
Additional soils and water testing at the South Tacoma Honda site in Tacoma has been completed per your requirement for the closure plan approval. A soil sample was collected and tested for TPH, BTX, EP toxicity - metals and PCB's. The soil sample was collected at a depth of approximately 10 feet. Sample collections was performed by Mickleson Construction.

During the initial testing, a ground water monitoring well was constructed near the spill area. This well was sampled on March 28, 1990 and analyzed for Total Petroleum Hydrocarbons. The laboratory results indicate a TPH of 3.4 ppm for this sample.

The results of the soil analysis are presented below:

Analysis

PCB's	<1 ppm
Lead	<0.01 mg/l
Chromium	<0.002 mg/l
Silver	<0.004 mg/l
Barium	0.127 mg/l
Cadmium	<0.005 mg/l
Arsenic	<0.08 mg/l
Mercury	<0.02 mg/l
Selenium	<0.1 mg/l
TPH	663 ppm

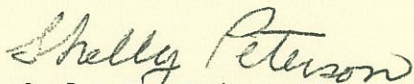


May 14, 1990
Page 2

Benzene	<0.01 ppm
Toluene	<0.01 ppm
Ethyl Benzene	<0.01 ppm
Para Xylene	<0.01 ppm
Meta Xylene	<0.01 ppm
Ortho Xylene	<0.01 ppm

I believe this testing meets all the conditions of your March 9th letter. Please review the enclosed laboratory data and notify me if any additional work needs to be performed to obtain the final closure plan approval.


SKILLINGS & CHAMBERLAIN, INC.
CONSULTING ENGINEERS


Michele S. Peterson

MSP:jw(90I89251514)

cc: John Hildenbrand

Robert Nelson



SPECTRA Laboratories, Inc.

5013 Pacific Hwy. E. #12, Tacoma, WA 98424 • 206 922-5120

September 21, 1989

Mickelson Construction Co. Inc.
2724-B Black Lake Blvd
Olympia, WA 98502

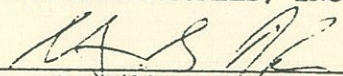
Location: So Tacoma Honda
Date Taken: 9-19-89
Desc: Comp Soil Tank

Attn: Ike Ikenberry

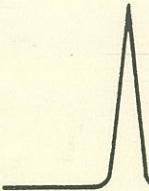
<u>Spectra #</u>	<u>Sample ID:</u>	<u>Total Petroleum Hydrocarbons, ppm</u>
26529	A-Comp Soil No Wall Surface	23,507
26530	B-Comp Soil No Wall	48
26531	C-Comp Soil West & South Walls	15
26532	D-Comp Soil East Wall	607
26533	E-Comp Soil Bottom	5,088

Total Petroleum Hydrocarbons performed by EPA Method 418.1

SPECTRA LABORATORIES, INC.



Steven G. Hibbs, Chemist



SPECTRA Laboratories, Inc.

5013 Pacific Hwy. E. #12, Tacoma, WA 98424 • 206 922-5120

September 21, 1989

Mickelson Construction Co. Inc.
2724-B Black Lake Blvd
Olympia, WA 98502

Attn: Ike Ikenberry

Sample ID: #1
Site: So Tacoma Honda
Desc: Comp. Soil Pass. Contam.
Date Taken: 9-19-89
Spectra #26525

Total Petroleum Hydrocarbons, ppm 87

BTX, ppm

Benzene	<0.01
Toluene	<0.01
Ethyl Benzene	<0.01
Para Xylene	<0.01
Meta Xylene	<0.01
Ortho Xylene	<0.01

Total Petroleum Hydrocarbons testing performed by EPA Method 418.1
BTX testing performed by EPA Method 8020

SPECTRA LABORATORIES, INC.



Steven G. Hibbs, Chemist



SPECTRA Laboratories, Inc.

5013 Pacific Hwy. E. #12, Tacoma, WA 98424 • 206 922-5120

September 21, 1989

Mickelson Construction Co. Inc.
2724-B Black Lake Blvd
Olympia, WA 98502

Attn: Ike Ikenberry

Sample ID: #2
Site: So Tacoma Honda
Desc: Comp. Soil So End
Date Taken: 9-19-89
Spectra #26525

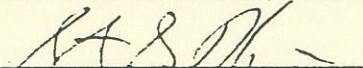
Total Petroleum Hydrocarbons, ppm 15


BTX, ppm

Benzene	<0.01
Toluene	<0.01
Ethyl Benzene	<0.01
Para Xylene	<0.01
Ortho Xylene	<0.01
Meta Xylene	<0.01

Total Petroleum Hydrocarbons testing performed by EPA Method 418.1
BTX testing performed by EPA Method 8020

SPECTRA LABORATORIES, INC.


Steven G. Hibbs, Chemist



SPECTRA Laboratories, Inc.

5013 Pacific Hwy. E. #12, Tacoma, WA 98424 • 206 922-5120

September 21, 1989

Mickelson Construction Co. Inc.
2724-B Black Lake Blvd
Olympia, WA 98502

Attn: Ike Ikenberry

Sample ID: #3
Site: So Tacoma Honda
Desc: Comp Soil No End
Date Taken: 9-19-89
Spectra #26527

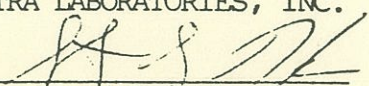
Total Petroleum Hydrocarbons, ppm 47

BTX, ppm


Benzene	<0.01
Toluene	<0.01
Ethyl Benzene	<0.01
Para Xylene	<0.01
Meta Xylene	<0.01
Ortho Xylene	<0.01

Total Petroleum Hydrocarbons testing performed by EPA Method 418.1
BTX testing performed by EPA Method 8020

SPECTRA LABORATORIES, INC.



Steven G. Hibbs, Chemist



SPECTRA Laboratories, Inc.

5013 Pacific Hwy. E. #12, Tacoma, WA 98424 • 206 922-5120

September 21, 1989

Mickelson Construction Co. Inc.
2724-B Black Lake Blvd
Olympia, WA 98502

Attn: Ike Ikenberry

Sample ID: #4
Site: So Tacoma Honda
Desc: Comp Soil No Pit Oil Tank
Date Taken: 9-19-89
Spectra #26528

Total Petroleum Hydrocarbons, ppm

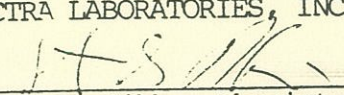
3,102

BTX, ppm

Benzene	<0.01
Toluene	<0.01
Ethyl Benzene	<0.01
Para Xylene	<0.01
Ortho Xylene	<0.01
Meta Xylene	<0.01

Total Petroleum Hydrocarbons testing performed by EPA Method 418.1
BTX testing performed by EPA Method 8020

SPECTRA LABORATORIES, INC.


Steven G. Hibbs, Chemist

SITE SOUTH TACOMA HONDA
 7802 S. Tacoma Way
 Tacoma, WA.

FROM: MICKELSON'S CONSTRUCTION COMPANY, INC.
 2724-B Black Lake Blvd.
 Olympia, WA 98502

CHAIN OF CUSTODY RECORD

Sample ID#	Sample Type	Analysis Required	Date Collected
# 1	Comp. Soil ^P _{Contam}	TPH & BTX	Sept. 19, 1989
# 2	Comp. Soil ^S _{End}	TPH & BTX	Sept. 19, 1989
# 3	Comp. Soil ^N _{End}	TPH & BTX	Sept. 19, 1989
# 4	Comp. Soil ^{Clean?} _{Ply Oil Tank}	TPH & BTX	Sept. 19, 1989
A	" " North Wall Surface	TPH Only	9-19
B	" " North Wall 4' IN	TPH Only	9-19
C	" " West & South Walls	TPH Only	9-19
D	" " East Wall	TPH Only	9-19
E	" " Bottom	TPH Only	9-19

Relinquished by: (signature) *[Signature]* 9-19-89
 Received by: (signature) *[Signature]* Date/Time 9/19/89 3:47 PM
 Relinquished by: (signature) *[Signature]*
 Received by: (signature) *[Signature]* Date/Time 9/19/89 4:05 PM
 Received for Laboratory Analysis By: (signature) *[Signature]* Date/Time 9-19-89 - 4:05 PM

SPECTRA LABORATORIES, Inc.
 5013 Pacific Hwy. E. #A-12
 Tacoma, WA. 98424
 Phone 922-5120

OWNER OF SITE: McCarroll Enterprises, Inc.
 2425 Carriage Loop S.W.
 Olympia, WA. 98502




MICKELSON CONSTRUCTION CO., INC.

So. Tacoma Honda
7802 S. Tacoma Way
Tacoma, WA

Sample/Lab
Worksheet

J.H. = John Hildebrand
M.C. = Mike Clements
Ike = M. Ikenberry

Date	Sample #	Sample Type	Sample Location/Site	Del. to lab	TPH	BTX	Samples by Ints.
9-19	1	Comp. Soil	Stockpiled (Tank Removal Excavation)	9-19	87	All <0.01	J.H.
9-19	2	Comp. Soil	Stockpiled (Tank Removal Excavation)	9-19	15	All <0.01	J.H.
9-19	3	Comp. Soil	Stockpiled (Tank Removal Excavation)	9-19	47	All <0.01	J.H.
9-19	4	Comp. Soil	Stockpiled (Waste Oil Tank Excavation)	9-19	3,102	All <0.01	J.H.
9-19	A	Comp. Soil	North Wall Surface W.O.T. Excavation	9-19	23,507	- - - - -	J.H.
9-19	B	Comp. Soil	North Wall (4' in) W.O.T. Excavation	9-19	48	- - - - -	J.H.
9-19	C	Comp. Soil	West & South Walls W.O.T. Excavation	9-19	15	- - - - -	J.H.
9-19	D	Comp. Soil	East Wall W.O.T. Excavation	9-19	607	- - - - -	J.H.
9-19	E	Comp. Soil	Bottom W.O.T. Excavation	9-19	5,088	- - - - -	J.H.
9-26	F	Comp. Soil	North End Bottom W.O.T. Excavation	9-26	11,615	- - - - -	J.H.
9-26	G	Comp. Soil	East Wall @ Bottom W.O.T. Excavation	9-26	2,031	- - - - -	J.H.
10-02	1	Comp. Soil	East Wall (3' in) W.O.T. Excavation	10-02	46	ALL <0.01	M.C.
10-02	2	Comp. Soil	East Wall (5' in) W.O.T. Excavation	10-02	4	ALL <0.01	M.C.
10-02	3	Comp. Soil	Bottom - 13' Below F.G. W.O.T. Excavation	10-02	11,932	ALL <0.01	M.C.
10-27	1	Bore Hole Soil	@ 17' to 18' Below F.G.	10-27	< 1	- - - - -	IKE
10-27	2	Bore Hole Soil	@ 21' to 22' Below F.G.	10-27	< 1	- - - - -	IKE
10-27	3	Bore Hole Soil	@ 25' to 26' Below F.G.	10-27	< 1	- - - - -	IKE
10-27	4	Bore Hole Soil	@ 27' to 27' 6" Below F.G.	10-27	< 1	- - - - -	IKE
10-30	5	Bore Hole Water	Water 26' to 29' (Hole Depth 29')	10-30	mg/l -1.8	- - - - -	IKE



SPECTRA Laboratories, Inc.

5013 Pacific Hwy. E. #12, Tacoma, WA 98424 • 206 922-5120

September 28, 1989

Mickelson Construction Co. Inc.
2724-B Black Lake Blvd.
Olympia, WA 98502

Attn: Ike Ikenberry

Sample ID: F Waste Oil
N. End Bottom

Site: So. Tac. Honda

Desc: Soil

Date Taken: 9-26-89


Spectra #26731

Total Petroleum Hydrocarbons, ppm


11,615

Total Petroleum Hydrocarbons testing performed by EPA Method 418.1

SPECTRA LABORATORIES, INC.



Steven G. Hibbs, Chemist



SPECTRA Laboratories, Inc.

5013 Pacific Hwy. E. #12, Tacoma, WA 98424 • 206 922-5120

September 28, 1989

Mickelson Construction Co. Inc.
2724-B Black Lake Blvd.
Olympia, WA 98502

Attn: Ike Ikenberry


Sample ID: G Waste Oil
East Side
Site: So. Tac. Honda
Desc: Soil
Date Taken: 9-26-89
Spectra #26732

Total Petroleum Hydrocarbons, ppm

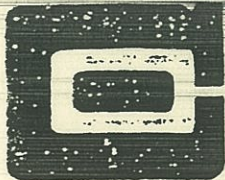
2,031

Total Petroleum Hydrocarbons testing performed by EPA Method 418.1

SPECTRA LABORATORIES, INC.



Steven G. Hibbs, Chemist



CROSBY & OVERTON, IN

HEAVY DUTY CLEANING

24 HOUR SERVICE

20245 - 76TH AVENUE SOUTH, P.O. BOX 1085

KENT, WASHINGTON 98032

872-8030

CERTIFICATE OF WASTE MANAGEMENT

Crosby & Overton Job No. G9762

This is to verify the following materials described below were treated, processed and ~~disposed~~ ~~disposed~~ in compliance with all pertinent Federal, State and Local laws, rules and regulations. Any questions regarding these materials should reference the Crosby & Overton job number.

<u>Generator ID</u>	<u>Manifest #</u>	<u>Page</u>	<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Process</u>
P.O. 166	Item 1	1	ea.	10,000 G Diesel U.S.T.	1	
			2	ea. 4,000 G Gasoline U.S.T.	1	
P.O. 165	Item 2	1	ea.	500 G Waste Oil U.S.T.	1	

All items listed have been cleaned in strict accordance with WAD 173-303-160 (Containers)

L.W. Lee

Authorized Signature

9/27/89

Date



SPECTRA Laboratories, Inc.

5013 Pacific Hwy. E. #12 • Tacoma, WA 98424 • (206) 922-5120

October 5, 1989

Mickelson Construction co. Inc.
2724-B Black Lake Blvd
Olympia, WA 98502

Attn: Ike Ikenberry

Sample ID: #1 3' into East Wall
Site: South Tacoma Honda
Date Taken: 10-2-89
Spectra #26942
Desc: Soil


Total Petroleum Hydrocarbons, ppm 46

BTX, ppm

Benzene	<0.01
Toluene	<0.01
Ethyl Benzene	<0.01
Para Xylene	<0.01
Meta Xylene	<0.01
Ortho Xylene	<0.01

Total Petroleum Hydrocarbons testing performed by EPA method 418.1
BTX testing performed by EPA Method 8020

SPECTRA LABORATORIES, INC.


Steven G. Hibbs, Chemist



SPECTRA Laboratories, Inc.

5013 Pacific Hwy. E. #12 • Tacoma, WA 98424 • (206) 922-5120

October 5, 1989

Mickelson Construction Co. Inc.
2724-B Black Lake Blvd.
Olympia, WA 98502

Attn: Ike Ikenberry

Sample ID: #2 5' into East Wall
Site: South Tacoma Honda
Date Taken: 10-2-89
Spectra #26943
Desc: Soil

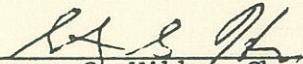
Total Petroleum Hydrocarbons, ppm 4

BTX, ppm

Benzene	<0.01
Toluene	<0.01
Ethyl Benzene	<0.01
Para Xylene	<0.01
Meta Xylene	<0.01
Ortho Xylene	<0.01

Total Petroleum Hydrocarbons testing performed by EPA method 418.1
BTX testing performed by EPA Method 8020

SPECTRA LABORATORIES, INC.


Steven G. Hibbs, Chemist



SPECTRA Laboratories, Inc.

5013 Pacific Hwy. E. #12 • Tacoma, WA 98424 • (206) 922-5120

October 5, 1989

Mickelson Construction Co. Inc.
2724-B Black Lake Blvd.
Olympia, WA 98502

Attn: Ike Ikenberry

Sample ID: #3 13' Below Grade N Floor
Site: South Tacoma Honda
Date Taken: 10-2-89
Spectra #26944
Desc: Soil

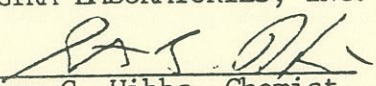
Total Petroleum Hydrocarbons, ppm 11,932

BTX, ppm

Benzene	<0.01
Toluene	<0.01
Ethyl Benzene	<0.01
Para Xylene	<0.01
Meta Xylene	<0.01
Ortho Xylene	<0.01

Total Petroleum Hydrocarbons testing performed by EPA Method 418.1
BTX testing performed by EPA Method 8020

SPECTRA LABORATORIES, INC.



Steven G. Hibbs, Chemist

FROM: MICKELSON'S CONSTRUCTION COMPANY, INC.
 2724-B Black Lake Blvd.
 Olympia, WA 98502

CHAIN OF CUSTODY RECORD

Sample ID#	Sample Type	Analysis Required	Date Collected
1	3' into East wall	T.P.H. B.T.X	10-2-89
2	5' into East wall	T.P.H. B.T.X.	10-2-89
3	13' below grade N. Floor	T.P.H. B.T.X.	10-2-89

Relinquished by: (signature)

Mick Clements

Relinquished by: (signature)

Received by: (signature)

Date/Time

Received by: (signature)

Date/Time

Received for Laboratory Analysis By: (signature)

Barb Mauer

Date/Time

10-2-89 12:05

SPECTRA LABORATORIES, Inc.
 5013 Pacific Hwy. E. #A-12
 Tacoma, WA. 98424
 Phone 922-5120



SPECTRA Laboratories, Inc.

5013 Pacific Hwy. E. #12 • Tacoma, WA 98424 • (206) 922-5120

October 30, 1989

Mickelson's Construction Company, Inc.
2724-B Black Lake Blvd.
Olympia, WA 98502
Customer #81764

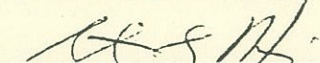
Site: So. Tacoma Honda
Date Taken: 10-27-89
Desc: Soil-Bore Hole

Attn: Ike Ikenberry

<u>Spectra #</u>	<u>ID</u>	<u>Total Petroleum Hydrocarbons ,ppm</u>
27918	#1 17'-18'	<1
27919	#2 21'-22'	<1
27920	#3 25'-26'	<1
27921	#4 27'-27'6"	<1

Total Petroleum Hydrocarbons testing performed by EPA Method 418.1

SPECTRA LABORATORIES, INC.



Steven G. Hibbs, Chemist

SOUTH TACOMA HONDA (WASTE OIL TANK SITE)
 7802 So. Tacoma Way, Tacoma, Wash.

FROM: MICKELSON'S CONSTRUCTION COMPANY, INC.
 2724-B Black Lake Blvd.
 Olympia, WA 98502

CHAIN OF CUSTODY RECORD

Sample ID#	Sample Type	Analysis Required	Date Collected
# 1	Soil - Bore Hole	TPH (Only)	10-27-89
	Depth = 17'-19'		
# 2	Soil - Bore Hole	TPH (Only)	10-27-89
	Depth = 21'-22'		
# 3	Soil - Bore Hole	TPH (Only)	10-27-89
	Depth = 25'-26'		
# 4	Soil - Bore Hole	TPH (Only)	10-27-89
	Depth = 27'-27' 6"		

Relinquished by: (signature) <i>[Signature]</i>	Received by: (signature) <i>[Signature]</i>	Date/Time 10/27/89 11:55
Relinquished by: (signature)	Received by: (signature)	Date/Time
Received for Laboratory Analysis By: (signature) <i>Spectra Lab.</i>		Date/Time 11:55AM

SPECTRA LABORATORIES, Inc.
 5013 Pacific Hwy. E. #A-12
 Tacoma, WA. 98424
 Phone 922-5120



SPECTRA Laboratories, Inc.

5013 Pacific Hwy. E. #12 • Tacoma, WA 98424 • (206) 922-5120

November 3, 1989

Mickelson Construction Co. Inc.
2724-B Black Lake Blvd.
Olympia, WA 98502
Customer #81764

Sample ID: #5
Date Taken: 10-30-89
Site: So Tacoma Honda
Desc: Water
Spectra # 28003

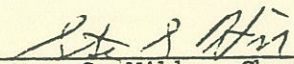
Attn: Ike Ikenberry

Total Petroleum Hydrocarbons, mg/l

1.8

Total Petroleum Hydrocarbons testing performed by EPA Method 418.1

SPECTRA LABORATORIES, INC.


Steven G. Hibbs, Chemist



MICKELSON CONSTRUCTION CO., INC.

November 10, 1989

McCarroll Enterprises, Inc.

Re: So. Tacoma Honda

7802 So. Tacoma Way

Tacoma, WA

Gentlemen:

These documents represent the formal Site Assessment Forms for the removal of U.S.T.'S. The additional information will be provided by John Hildebrand of Tacoma Environmental Health when his final determination has been made.

John Hildebrand has copies of all these documents.

These must be kept on file at the site for a period of three years.

Sincerely,

M.D. "IKE" Ikenberry

Consultant

MDI/bi

copy

**Tacoma-Pierce County
Health Department**

Alfred M. Allen, M.D., M.P.H.
Director of Health

- B
O
A
R
D**
- JOE STORTINI — Pierce County Executive
 - DOUG SUTHERLAND — Tacoma Mayor
 - BARBARA SKINNER — Pierce County Councilmember
- M
E
M
B
E
R
S**
- GREG MYKLAND — Tacoma Councilmember
 - M. JAMES WICKS, M.D. — Member-at-Large
 - ALAN NYGAARD — Ex-officio Member, Sumner City Administrator
Representing Pierce County Cities & Towns Association

November 17, 1989

Robert W. Nelson, General Manager
South Tacoma Honda
7812 South Tacoma Way
Tacoma, WA 98409

RE: Underground Storage Tank Removal located at
7812 South Tacoma Way, Tacoma, WA 98409

Dear Mr. Nelson:

The Tacoma-Pierce County Health Department (TPCHD) has reviewed the laboratory analysis and field observations resulting from the above referenced underground storage tank removal.

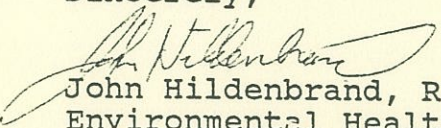
Laboratory analysis indicate that maximum contamination levels are exceeded. The contamination appears to extend laterally from the excavation to beneath the shop building east for approximately five (5) feet, north for approximately four (4) feet, and to an undetermined depth below the excavation floor. Excavation or other methods to determine the vertical extent of the contamination are severely hampered by the collapsing side-walls of the excavation pit.

Analysis of a groundwater sample taken near the northwest end of the excavation site did not reveal the presence of contamination exceeding maximum regulatory levels.

Based on the above information, the Tacoma-Pierce County Health Department requires that South Tacoma Honda undertake additional action prior to receiving permission to cease remedial operations. Please see the enclosed Conditions for Cessation of Remedial Efforts for a detailed description of the action required. Once the required actions are completed, you will be allowed to terminate remediation activity at your facility.

If you have any questions, please call me at 596-2849.

Sincerely,


John Hildenbrand, R.S.
Environmental Health Specialist
Water Resources Section
Environmental Health Division

JH:pf

Enclosure

CONDITIONS FOR CESSATION OF REMEDIAL EFFORTS

1. Submit a revised South Tacoma Groundwater Protection District Facility Closure Plan. The revised plan should outline how the documented contamination will be addressed at the time of facility closure or property transfer. A cost benefit analysis should be conducted for all options considered, timetables and implementation costs (estimates) should be provided for the chosen option. This revision must be prepared by a Registered Professional Engineer licensed to practice in the state of Washington. This plan revision must be submitted within ninety days of the date of this letter.

2. The results of investigations to date must be submitted to the Washington Department of Ecology, along with a request to allow for the contamination to remain in place until facility closure or property transfer. Termination of remedial activity will not be allowed unless approval is received from the Dept. of Ecology.

NOTICE OF PERMANENT CLOSURE OF UNDERGROUND STORAGE TANK(S)

Site Owner/Operator: McCarroll Enterprises, Inc.
 Site Address: 7802 S. Tacoma Way, Tacoma, WA. (So. Tacoma Honda)
 Telephone: (206) 357-5515

Site Notification Number (If known; this is assigned by Ecology): _____
 Tank has been registered with Ecology (); tank was not registered ().

Local closure permit (if any) obtained from: TACOMA FIRE DEPT.
 (Always contact local authorities regarding permit requirements.)

Tank closure performed by:
 Company/Individual: MICKELSON CONST. CO. IN.
 Telephone: (206) 357-6285 Date of Tank Closure: Sept. 18, 1989
 Method of Closure: () Removal () In-Place Closure
 If closed in place, type of fill material used: _____

If removed, how will the tank(s) be disposed of? () Scrap () Landfill
 () Other method (please specify: _____)
 Disposal Location: CROSBY & OVERTON, Inc. 20245 76th Ave. So., Kent, WA.

Tank ID Number	Tank(s) Closed		Last Material Stored
	Age	Size	
<u>??</u>	<u>??</u>	<u>4000 gal.</u>	<u>Gasoline</u>
<u>??</u>	<u>??</u>	<u>4000 gal.</u>	<u>Gasoline</u>
<u>??</u>	<u>??</u>	<u>500 gal.</u>	<u>Waste Oil</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Will the tanks be replaced by new underground tanks? () Yes () No
 (NOTE: If YES, you need to submit a notification form for the new tanks.)

Was a site assessment completed? () Yes () No If so, was contamination found? () Yes () No

(NOTE: The appropriate regional office of the Washington Department of Ecology should be contacted for assistance if contamination is found (see attached map). Records of the site closure must also be maintained at the site and must be available upon an inspector's request for at least three years after closure.) Dick Walker, Dept. of Ecology.

Tacoma Environmental
 Inspecting Agency: Health Inspector Name: John Hildebrand
 (NOTE: This is generally the local fire department or agency enforcing the Uniform Fire Code; in some cases (usually involving contamination) it may be Ecology. In some instances there may be no inspecting agency.)

Signature: [Signature] Date: November 10, 1989
 Title: Consultant

Please return the completed form to:
 Storage Tank Unit
 Department of Ecology
 M/S PV-11
 Olympia, WA 98504-8711

FORM 2

DATE IN TO DEPARTMENT

NOTIFICATION OF DANGEROUS WASTE ACTIVITIES

(send to) Attn: DW Notifications
 Washington State Department of Ecology
 M/S PV-11 Olympia, WA. 98504-8711
 (206) 459-6369/6305

Init: SP Date: 4/21 Region: 5
 EPA: _____ Date: _____ Copy: _____
 Input: _____ Update: _____ Ack: _____

APR 21 1988

DEPARTMENT USE ONLY

EPA/STATE Hazardous Waste I.D.#

W	A								
---	---	--	--	--	--	--	--	--	--

II. Waste Designated By:
 RCRA/State _____ SQ/RCRA _____
 State Only _____
 Non-Regulated/Non-Handler/Protective Filing _____

III. Exemption Status:
 RCRA Exempt Recycler _____
 State Exempt Recycler _____
 Below QEL _____
 Other _____

IV. Handling
 Emergency _____
 Remedial Action _____
 One-Time-Only _____
 Other _____

DEPARTMENT USE ONLY

Type or Print in Ink—Form designed for use on Elite (12 pitch type)

1. A. FIRST NOTIFICATION (no previous application has been made for this site)
 B. REVISED NOTIFICATION date revisions effective: 4th, 19, 88
 (Enter existing site I.D. # in Part 1F. List sections you revised: 3)
 C. WITHDRAW SITE I.D.# (Complete Sections 1F, 2A, 3, 5, 8 & 15. Enter existing I.D. # in Part 1F.)
 D. REACTIVATE SITE I.D. # (Complete all sections of the form. Enter previously assigned I.D. # in Part 1F.)
 E. CANCEL SITE I.D. # (Site closed—no longer own or conduct business at this site. Complete Sections 1F, 2A, 3, 5, 8 & 15. Enter existing I.D. # in 1F.)
 F. EXISTING I.D. # (Complete for items 1B, C, D, & E only) WA D084615988

2.A. WASHINGTON STATE DEPARTMENT OF REVENUE REGISTRATION (TAX) NUMBER
409-009-907

2.B. SIC CODE(S)
 PRIMARY: 1771 SECONDARY: _____ OTHER: _____

3. NAME OF COMPANY
CONTRACT APPLICATIONS INC.

4. MAILING ADDRESS STREET, P.O. BOX, OR RURAL ROUTE & BOX NO.
1111 DOUGLAS DRIVE NORTH
 CITY OR TOWN: MINNEAPOLIS STATE: MN ZIP CODE: 55422-

5. LOCATION OF WASTE ACTIVITIES (Installation) DESCRIPTION OF PHYSICAL LOCATION (Follow Instructions Carefully)
7802 SOUTH TACOMA WAY
 CITY OR TOWN: TACOMA STATE: WA ZIP CODE: 98499-

6. COUNTY WHERE THIS INSTALLATION IS LOCATED
PIERCE

7. TYPES OF REGULATED DANGEROUS WASTE ACTIVITIES YOUR BUSINESS IS CONDUCTING (Read & follow instructions for this section carefully—Enter an "X" in any sections of 7A, 7B, or 7C below that may apply).

- 7A. HAZARDOUS WASTE ACTIVITIES (See instructions for definitions of these activities).
1. GENERATOR
2. TRANSPORTER 2a. Transport Wastes Commercially (for hire).
 2b. Modes of Transport: (1) Highway (2) Air (3) Rail (4) Water (5) Other (specify in comments).
3. MANAGEMENT FACILITY (TSD) 3a. Facility accepts wastes from OFF-SITE Generators.
 3b. Processes conducted or available at this facility:
 (1) Treatment (2) Storage (>90 days) (3) Disposal (4) Other (specify in comments).
4. UNDERGROUND INJECTION OF WASTE(S).
5. MARKET OR BURN DANGEROUS WASTE FUELS—5a. Generator Marketing to Burner 5b. Other Marketer
 5c. Burner. (COMPLETE 7C—TYPE OF COMBUSTION DEVICE)

- 7B. USED-OIL FUEL ACTIVITIES.
1. OFF-SPECIFICATION USED-OIL FUELS—1a. Generator Marketing to Burner 1b. Other Marketer 1c. Burner (Complete 7C)
2. SPECIFICATION USED-OIL FUEL MARKETER (or ON-SITE BURNER) WHO FIRST CLAIMS THE OIL MEETS THE SPECIFICATION.
- 7C. DANGEROUS WASTE OR OFF SPECIFICATION USED-OIL FUEL BURNING: TYPE OF COMBUSTION DEVICE

3. MANAGEMENT FACILITY (TSD) 3a. Facility accepts wastes from OFF-SITE Generators.
 3b. Processes conducted or available at this facility;
 (1) Treatment (2) Storage (>90 days) (3) Disposal
 (4) Other (specify in comments).

4. UNDERGROUND INJECTION OF WASTE(S).

5. MARKET OR BURN DANGEROUS WASTE FUELS—5a. Generator Marketing to Burner 5b. Other Marketer
 5c. Burner. (COMPLETE 7C—TYPE OF COMBUSTION DEVICE)

7B. USED-OIL FUEL ACTIVITIES.

1. OFF-SPECIFICATION USED-OIL FUELS-1a. Generator Marketing to Burner 1b. Other Marketer 1c. Burner ^(Complete 7C)
 2. SPECIFICATION USED-OIL FUEL MARKETER (or ON-SITE BURNER) WHO FIRST CLAIMS THE OIL MEETS THE SPECIFICATION.

7C. DANGEROUS WASTE OR OFF-SPECIFICATION USED-OIL FUEL BURNING: TYPE OF COMBUSTION DEVICE.

(see instructions for definitions of combustion devices) 1 Utility Boiler 2. Industrial Boiler 3. Industrial Furnace.

7D. NEW REGULATORY REQUIREMENTS:

Indicate in the space provided, the activity you are notifying for, (if it is not listed above), for which you need an I.D. #.
 _____ (continue in Comments).

8. CONTACT PERSON

NAME (last)										NAME (first)																			
R A D O M S K Y										R I C H A R D																			
TITLE															PHONE NO. (area code & number)														
O P E R A T I O N S / T R A I N I N G															6 1 2 - 5 4 1 - 8 7 8 1														
9A. OWNERSHIP (Legal Owner(s) of this Company)															10A. TYPE OF OWNERSHIP (enter letter code in box) SEE INSTRUCTIONS					10B. IS SITE LOCATED ON INDIAN TRUST LANDS? Y=Yes N=No									
T A C O M A H O N D A															P					N									
9B. OWNERSHIP (Legal Owner(s) of site (Property) (If ownership is different than 9A. provide address in section 13)																													

11. WASTE IDENTIFICATION (Copy 1) Use if you have more than 10 waste streams — other info on (sections 12-15) not needed on continuation sheets

A. NUMBER	B. Description of Waste(s)	C. Dangerous Waste Number (refer to WAC 173-303)	D. Estimated or Actual Annual Waste Quantity	I C O D E G H T
1	Petroleum Naptha and Water Waste Solution Waste Combustible Liquid, U.O.S., NA 1993.	D001	3025	P
2				
3				
4				
5				
6				
7				
8				
9				
10				

12. ESTIMATED MAXIMUM QUANTITY of all wastes, listed above, to be produced in any given month or per processing batch. In 12C. indicate maximum to be accumulated on-site prior to shipment.

12A. (Batch Frequency one time)

QUANTITY				WEIGHT	
3	0	2	5	P	P
CODE				CODE	

12B. PER MONTH

QUANTITY				WEIGHT	
CODE				CODE	

12C. Amount to be Accumulated on-site prior to shipment

QUANTITY				WEIGHT	
3	0	2	5	P	P
CODE				CODE	

13. COMMENTS (Enter Information by Section & Line Number—See Instructions)

12A. This was a one time generation due to floor cleaning and stripping operations.

14. FORMS AND INFORMATION REQUEST

(Check the box(es) of those items desired and indicate how many)

A. NOTIFICATION FORM

C. BIOLOGICAL TEST PROCED.

E. CHEMICAL TEST PROCED.

G. DANGEROUS WASTE LEGISLATION (RCW 70.105) AND REGULATIONS (WAC 173-303)

H. DANGEROUS WASTE FEES LEGISLATION (RCW 70.105A) & REGULATION (WAC 173-305)

I. OTHER (specify) _____

B. PART A PERMIT FORM FOR TSD FACILITIES

D. GENERATOR ANNUAL REPORT FORM

F. TSD FACILITY ANNUAL REPORT/UNMANIFESTED WASTE REPOF

15. CERTIFICATION (MUST BE SIGNED IN INK TO BE PROCESSED)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

SIGNATURE: <i>Richard Radomsky</i>	OFFICIAL TITLE (Print) OPERATIONS / TRAINING	DATE SIGNED: 4/19/88
PRINTED NAME: RICHARD RADOMSKY		

DATE IN TO DEPARTMENT

FORM 2

Init: ls Date: 10/13 Region: 5
 EPA: _____ Date: _____ Copy: _____
 Input: _____ Update: _____ Ack: _____

OCT 12 1998

DEPARTMENT USE ONLY

EPA/STATE Hazardous Waste I.D.#
WA D084615988

II. Waste Designated By:
 RCRA/State _____ SQ/RCRA
 State Only
 Non-Regulated/Non-Handler/Protective Filing

III. Exemption Status:
 RCRA Exempt Recycler
 State Exempt Recycler
 Below QEL
 Other _____

IV. Handling
 Emergency
 Remedial Action
 One-Time-Only
 Other _____

DEPARTMENT USE ONLY

NOTIFICATION OF DANGEROUS WASTE ACTIVITIES

(send to) Attn: DW Notifications
Washington State Department of Ecology
M/S PV-11 Olympia, WA. 98504-8711
(206) 459-6369/6305

Type or Print in Ink—Form designed for use on Elite (12 pitch type)

1. A. FIRST NOTIFICATION (no previous application has been made for this site)
 B. REVISED NOTIFICATION date revisions effective: ____/____/____
 (Enter existing site I.D. # in Part 1F. List sections you revised: _____)
- C. WITHDRAW SITE I.D.# (Complete Sections 1F, 2A, 3, 5, 8 & 15. Enter existing I.D. # in Part 1F.)
 D. REACTIVATE SITE I.D. # (Complete all sections of the form. Enter previously assigned I.D. # in Part 1F.)
 E. CANCEL SITE I.D. # (Site closed—no longer own or conduct business at this site. Complete Sections 1F, 2A, 3, 5, 8 & 15. Enter existing I.D. # in 1F.)
 F. EXISTING I.D. # (Complete for items 1B, C, D, & E only) WA _____

2.A. WASHINGTON STATE DEPARTMENT OF REVENUE REGISTRATION (TAX) NUMBER
601-064-372

2.B. SIC CODE(S)
 PRIMARY: 5511 SECONDARY: 7538 OTHER: _____

3. NAME OF COMPANY
Mc CARROLL ENTERPRISES Inc. dba
~~SOUTH TACOMA HONDA~~

4. MAILING ADDRESS STREET, P.O. BOX, OR RURAL ROUTE & BOX NO.
7802 S TACOMA WAY

CITY OR TOWN: TACOMA STATE: WA ZIP CODE: 98409

5. LOCATION OF WASTE ACTIVITIES (Installation) DESCRIPTION OF PHYSICAL LOCATION (Follow Instructions Carefully)

6. COUNTY WHERE THIS INSTALLATION IS LOCATED
PIERCE

CITY OR TOWN: _____ STATE: _____ ZIP CODE: _____

7. TYPES OF REGULATED DANGEROUS WASTE ACTIVITIES YOUR BUSINESS IS CONDUCTING (Read & follow instructions for this section carefully—Enter an "X" in any sections of 7A, 7B, or 7C below that may apply).

- 7A. HAZARDOUS WASTE ACTIVITIES (See instructions for definitions of these activities).
1. GENERATOR
 2. TRANSPORTER 2a. Transport Wastes Commercially (for hire).
 2b. Modes of Transport: (1) Highway (2) Air (3) Rail (4) Water (5) Other _____ (specify in comments).
 3. MANAGEMENT FACILITY (TSD) 3a. Facility accepts wastes from OFF-SITE Generators.
 3b. Processes conducted or available at this facility:
 (1) Treatment (2) Storage (>90 days) (3) Disposal
 (4) Other (specify in comments).

4. UNDERGROUND INJECTION OF WASTE(S).
 5. MARKET OR BURN DANGEROUS WASTE FUELS—5a. Generator Marketing to Burner 5b. Other Marketer
 5c. Burner. (COMPLETE 7C—TYPE OF COMBUSTION DEVICE)

- 7B. USED-OIL FUEL ACTIVITIES.
 1. OFF-SPECIFICATION USED-OIL FUELS-1a. Generator Marketing to Burner 1b. Other Marketer 1c. Burner (Complete 7C)
 2. SPECIFICATION USED-OIL FUEL MARKETER (or ON-SITE BURNER) WHO FIRST CLAIMS THE OIL MEETS THE SPECIFICATION.
 7C. DANGEROUS WASTE OR OFF-SPECIFICATION USED-OIL FUEL BURNING: TYPE OF COMBUSTION DEVICE.

RECEIVED
 NOV -4 A4
 88

5. MARKET OR BURN DANGEROUS WASTE FUELS—5a. Generator Marketing to Burner 5b. Other Marketer
5c. Burner. (COMPLETE 7C—TYPE OF COMBUSTION DEVICE)

7B. USED-OIL FUEL ACTIVITIES.

1. OFF-SPECIFICATION USED-OIL FUELS-1a. Generator Marketing to Burner 1b. Other Marketer 1c. Burner ^(Complete 7C)
 2. SPECIFICATION USED-OIL FUEL MARKETER (or ON-SITE BURNER) WHO FIRST CLAIMS THE OIL MEETS THE SPECIFICATION.

7C. DANGEROUS WASTE OR OFF-SPECIFICATION USED-OIL FUEL BURNING: TYPE OF COMBUSTION DEVICE.

(see instructions for definitions of combustion devices) 1 Utility Boiler 2. Industrial Boiler 3. Industrial Furnace.

7D. NEW REGULATORY REQUIREMENTS:

Indicate in the space provided, the activity you are notifying for, (if it is not listed above), for which you need an I.D. #.
_____(continue in Comments).

8. CONTACT PERSON

NAME (last), (first)
M I D T H U N V I V I A N

TITLE PHONE NO. (area code & number)
B U S I N E S S M A N A G E R 2 0 6 - 4 7 2 - 2 3 0 0

9A. OWNERSHIP (Legal Owner(s) of this Company)
E D M C C A R R O L L

9B. OWNERSHIP (Legal Owner(s) of site (Property) (If ownership is different than 9A. provide address in section 13)
X Same

10A. TYPE OF OWNERSHIP
(enter letter code in box)
SEE INSTRUCTIONS
P

10B. IS SITE LOCATED ON INDIAN TRUST LANDS?
Y=Yes N=No
N

11. WASTE IDENTIFICATION (Copy page if you have more than 10 waste streams—other info on (sections 12-15) not needed on continuation sheets)

A. NUMBER	B. Description of Waste(s)	C. Dangerous Waste Number (refer to WAC 173-303)	D. Estimated or Actual Annual Waste Quantity	WASTE
1	Waste Petroleum Naphtha, Combustible Liquid UN 1255	D 0 0 1	720	P
2	Waste Compound Cleaning Liquid Corrosive Mat. NA 1760	F 0 0 2	270	P
3				
4				
5				
6				
7				
8				
9				
10				

12. ESTIMATED MAXIMUM QUANTITY of all wastes, listed above, to be produced in any given month or per processing batch. In 12C. indicate maximum to be accumulated on-site prior to shipment.

12A. (Batch Frequency _____)

QUANTITY				WEIGHT
1	7	0	P	P
CODE				

12B. PER MONTH

QUANTITY				WEIGHT
8	5	P	P	P
CODE				

12C. Amount to be Accumulated on-site prior to shipment

QUANTITY				WEIGHT
1	7	0	P	P
CODE				

13. COMMENTS (Enter Information by Section & Line Number—See Instructions)

all waste for Recycle

14. FORMS AND INFORMATION REQUEST

(Check the box(es) of those items desired and indicate how many)

- A. NOTIFICATION FORM
- B. PART A PERMIT FORM FOR TSD FACILITIES
- C. BIOLOGICAL TEST PROCED.
- D. GENERATOR ANNUAL REPORT FORM
- E. CHEMICAL TEST PROCED.
- F. TSD FACILITY ANNUAL REPORT/UNMANIFESTED WASTE REPORT
- G. DANGEROUS WASTE LEGISLATION (RCW 70.105) AND REGULATIONS (WAC 173-303)
- H. DANGEROUS WASTE FEES LEGISLATION (RCW 70.105A) & REGULATION (WAC 173-305)
- I. OTHER (specify) _____

15. CERTIFICATION (MUST BE SIGNED IN INK TO BE PROCESSED)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

<p>SIGNATURE: <i>V. J. MIDTHUN</i></p>	<p>OFFICIAL TITLE (Print)</p> <p><i>Business Mgr</i></p>	<p>DATE SIGNED:</p> <p><i>9-27-88</i></p>
<p>PRINTED NAME:</p> <p><i>V. J. MIDTHUN</i></p>		

ECL5-1104



COMPLAINT LOG

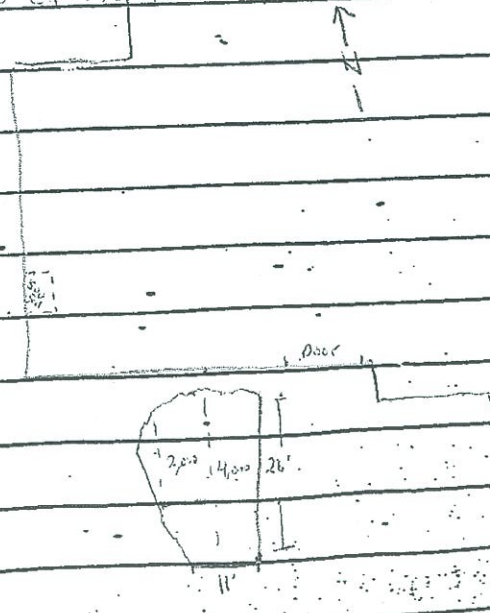
NAME South Tacoma Honda ADDRESS 7802 So Tacoma Way

DATE	INIT.		TIME										
9-19-89	M.P.	550 gal waste oil tank was removed. Contamination is evident around vent pipe. This is probably due to overfills. Vent pipe was located on the north side of the pit. This contaminated soil is currently being excavated. Composite sample #4 was taken of soil that was excavated from above the tank.	1:15 PM										
		<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="padding: 2px;">Small</td> <td style="padding: 2px;">-</td> <td style="padding: 2px; border: 1px solid black; text-align: center;">W/O Tank</td> <td style="padding: 2px;">-</td> <td style="padding: 2px;">N wall</td> </tr> <tr> <td style="padding: 2px;">shop</td> <td></td> <td style="padding: 2px; text-align: center;">E. wall</td> <td></td> <td></td> </tr> </table>	Small	-	W/O Tank	-	N wall	shop		E. wall			
Small	-	W/O Tank	-	N wall									
shop		E. wall											
9-19-89	A	Sample A - North wall - Surface composite * B - North wall - Point Sample - Label Depth at ~ 4ft north C - Composite of west and South wall D - Composite East wall E - Composite of bottom * Note: North wall @ ~ 4ft. Label depth wells were still darkened and oil in occasional places - only a slight sheen and no color was present. all samples run TPH.											

COMPLAINT LOG

NAME South Tacoma Honda

ADDRESS 7802 So Tacoma Way

DATE	INIT.		TIME
09/19/89	M.P.	<p>On site 10:40 AM. Weather sunny $\approx 70^{\circ}\text{F}$ 4,000 + 2,000 gal^{SW} tanks had been removed when I arrived on site. Appears to be some contamination around the fill end of the tanks. This suspected contaminated soil was excavated. Composite soil sample #1 taken of this material. Tanks were rusty, but no pits or holes. Composite soil sample #2 was taken of the south end of the pit. Composite soil sample #3 was taken of the north end of pit. Run TPH, BTEXE. Pit is 9ft deep at its lowest point.</p>	11:45 AM
			

9-26-89

S. Pac. Truck Receipt w/o

2 samples F - North Bottom Composite

G - East Side Wall Composite

9-26-89

Arrived ~ 10:20 AM - to observe

further excavation of Waste oil on site

Levels were unacceptable for initial sampling
on site excavation floor site ~~was~~ east wall and north wall surface.

a lateral sample at 4' into north wall showed a SOX +
reflecting of TPH levels for surface sample (4' = 48 ppm)
~~detected by this test~~ This will be left a place

2 samples of obtained for ~~test~~ TPH sample analysis

sample F North end Bottom of excavation

sample G East Side Wall Composite

Contaminated soil will be stored onsite in back (West side)

on Viqueen & covered w/ VIBQ cover.

Comment

John:

Resample Geomonitor at a point where any future monitoring well may be located. Use better QTY/QC than Mickelson Inc. then determine what should be done after that. I shouldn't want to see too much. It's spent on a poor quality initial sample result.

RL