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DEPARTMENT OF ECOLOGY
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November 21, 2018

Luke Xitco
X2P Marc Land Associates, LLC
PO Box 1376
Tacoma, WA 98401

Re: No Further Action at the following Site:

- **Site Name:** X2P Marc Land Associates
- **Property Address:** 1650 E 18th Street, Tacoma, Pierce County, Washington 98421.
- **Facility/Site Number:** 94310
- **Cleanup Site ID Number:** 14722
- **VCP Project Number:** SW1644

Dear Luke Xitco:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the X2P Marc Land Associates Site. This letter provides our opinion. We are providing this opinion under the authority of the MTCA, chapter 70.105D Revised Code of Washington (RCW).

Issue Presented and Opinion

Ecology has determined that no further remedial action is necessary to clean up the soil and groundwater contamination at the Site.

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, chapter 70.105D RCW, and its implementing regulations, Washington Administrative Code (WAC) chapter 173-340 (collectively “substantive requirements of MTCA”). The analysis is provided below. The analysis is provided below.

Description of the Site

This opinion applies to the Site described below. The Site is defined by the nature and extent of contamination associated with the following release:

- Petroleum hydrocarbons and related constituents into the soil and groundwater.

Enclosure A includes a detail description and diagram of the Site, as currently known to Ecology.

Basis for the Opinion

This opinion regarding the soil and groundwater at the Site is based on the information contained in the following documents:

1. Environmental Associates, Inc., *Phase II Additional Site Characterization, Former Tebb & Sons Lumber (UST/NFA Area), 1906 Marc Street, Tacoma, Washington 98421*, October 25, 2017.
2. Department of Ecology *Second Periodic Review Report, Fred Tebb & Sons, 1906 Marc Street, Tacoma, Washington 98421*, November 27, 2017.
3. Department of Ecology, *Periodic Review Report, Fred Tebb & Sons, 1906 Marc Street, Tacoma, Washington 98421*, December 5, 2012.
4. Restrictive Covenant for Pierce County Tax Parcel #0320036003. Filed with Pierce County on 01/10/2003 under Recording #200301100792.
5. Department of Ecology, *No Further Action Letter, Fred Tebb & Sons, 1906 Marc Street, Tacoma, Washington 98421*, February 27, 2003.
6. Nowicki & Associates, *Quarterly Groundwater Monitoring Reports*, December 1993, November 1994, August 1994, February 1995, May 1995, August 1995, February 2000, May 2000, October 2000, January 2001, and April 2001.
7. KHM Environmental Management, Inc., *Site Summary for Closure, Fred Tebb & Sons, Inc. 1906 Marc Street, Tacoma, Washington 98421*, July 15, 2002.
8. Nowicki & Associates, *Monitoring Well Installation and Groundwater Sampling, Fred Tebb & Sons, Inc., 1906 Marc Street, Tacoma, Washington 98421*, May 25, 1999.
9. Sound Environmental Consulting, *Underground Storage Tank Closure Site Assessment, Fred Tebb & Sons, Inc., 1906 Marc Street, Tacoma, Washington 98421*, November 1998.
10. Nowicki & Associates, *Quarterly Groundwater Monitoring and Soil Remediation, Fred Tebb & Sons, Inc., 1906 Marc Street, Tacoma, Washington 98421*, May 25, 1994.

These documents are kept in the Central Files of the Southwest Regional Office of Ecology (SWRO) for review by appointment only. Information on viewing these records can be found on Ecology's web page at <https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests>. Some site documents may be available on Ecology's web page at <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>.

This opinion is void if any of the information contained in those documents is materially false or misleading.

Analysis of the Cleanup

Ecology has concluded that **no further action** is necessary to clean up the soil and groundwater contamination at the Site. That conclusion is based on the following analysis:

1. Characterization of the Site

Ecology has determined your characterization of the Site is sufficient to establish cleanup standards and select a cleanup action. The Site is described above and in **Enclosure A**.

Site Background

The subject Site is located at 1650 East 18th Street in Tacoma, Washington. The Site is located in an industrial area and is currently occupied by a lumber mill and storage facility. The majority of the Site was covered with asphalt and building structures, and is currently a vacant piece of land with asphalt pavement. A Vicinity Map and the former and current Site Plans are included in Enclosure A.

The Site was formerly operated by TOC Holdings Company as a gas station with three underground storage tanks (USTs) and a dispenser island under an agreement with a separate party. The agreement was terminated in 1991 and the three USTs and the dispenser island were removed in March 1991 and July 1998.

Site Investigations

In July 1989, a 500-gallon UST was removed during which petroleum impacted soil was identified. In March 1991, Nowicki & Associates collected soil and groundwater samples in the area of the former UST to determine the extent of petroleum impacts. Impacted soil was identified on-Site using Thin Layer Chromatography (TLC) equipment, and soil identified as "clean" was analyzed in an off-Site laboratory to confirm that gasoline-and diesel-range petroleum hydrocarbons (TPH-G and TPH-D) and benzene, toluene, ethylbenzene, and total xylenes (BTEX) were below MTCA Method A cleanup levels. Laboratory analysis of two

grab water samples from the excavation indicated BTEX concentrations above MTCA Method A levels in groundwater near the UST excavation.

In July 1991, Nowicki & Associates excavated approximately 270 cubic yards of petroleum impacted soils. In August 1991, five groundwater monitoring wells (MW-1 through MW-5) were installed in the vicinity of the UST excavation and groundwater samples were collected from all the wells. In addition, soil samples were collected during the well installation and selected soil samples were sent for the laboratory analysis. No TPH-G, TPH-D, oil-range total petroleum hydrocarbons (TPH-O) or BTEX compounds were detected in soil samples from any of the well installation borings. However, TPH-G was detected at concentrations up to 8,400 micrograms per liter ($\mu\text{g/L}$) and benzene up to 1,200 $\mu\text{g/L}$ in groundwater sampled from MW-3. All of the wells were sampled again in February 1992, at which time TPH-G and benzene concentrations appeared to be significantly decreasing in the impacted well (MW-3). Approximate extent of excavation area, groundwater monitoring well (MW-1 through MW-4) locations and soil and groundwater results are included as Enclosure C.

In December 1992, three additional groundwater monitoring wells (MW-6 through MW-8) were installed at the Site. One soil sample was collected from each of the well installations at the water table (approximately 7.5 feet below ground surface [bgs]) and submitted for laboratory analysis. Groundwater samples were also collected from MW-3, MW-6, and MW-8, and submitted for laboratory analysis. Analytical results indicated that TPH-G, TPH-D, TPH-O and BTEX were not present in any of the soil samples and only benzene was detected in the groundwater sample from MW-3 above the MTCA Method A cleanup level. No contaminants were detected in the groundwater samples collected from monitoring wells MW-6 and MW-8.

In December 1992, Nowicki also performed a remedial investigation to identify the extent of remaining impacted soil left in place beneath an adjacent facility building and other structures in close proximity to the former UST. Eleven soil samples were collected from various locations below the building foundation at approximately 7 feet bgs. Two of the samples (boring 2 and 3) reportedly contained TPH-G and TPH-D exceeding MTCA Method A cleanup levels, while the other samples did not contain concentrations exceeding MTCA Method A cleanup levels. Based on the investigation, Nowicki estimated that approximately 30 cubic yards of impacted soil remained (left-in-place) within a 12-inch zone between 6.5 feet and 7.5 feet bgs, under the building foundation, a concrete slab, and an adjacent shed. The approximate extent of petroleum contaminated soil left-in-place and all the groundwater monitoring well locations are included in Enclosure D.

Nowicki monitored groundwater at the Site from June 1992 through August 1995, at which time four consecutive quarters of clean groundwater sample results were achieved.

Monitoring wells MW-2, MW-4, MW-5, and MW-8 were abandoned in August 1994, and MW-1, MW-6, and MW-7 were abandoned in December 1995, in accordance with WAC 173-160. Monitoring well MW-3 remained on-Site for possible future monitoring events, at the request of the Tacoma Pierce County Health Department.

In November 1999, Nowicki installed two monitoring wells (MW-9 and MW-10) downgradient to the 1998 tank excavation (not on the newly segregated parcel owned by X2P Marc Land Associates). No TPH-G or TPH-D was detected in the soil samples from the well installations. However, benzene was detected slightly above the MTCA Method A cleanup level in a groundwater sample from one of the new wells (MW-10). Groundwater monitoring continued at the Site on a quarterly basis from February 2000 through March 2001, at which time four consecutive quarters of clean groundwater had been obtained. Groundwater monitoring well locations and groundwater sample results are enclosed as Enclosure E.

2. Establishment of Cleanup Levels

Ecology has determined the cleanup levels and points of compliance you established for soil and groundwater at the Site have met the substantive requirements of MTCA. MTCA Method A Cleanup Levels for unrestricted land use were used at the Site to characterize and demonstrate compliance for soil and groundwater.

The MTCA Method A Cleanup Levels are:

Contaminant	Soil Cleanup Level (mg/kg)	Groundwater Cleanup Level (µg/L)
TPH-G	30	800
TPH-D	2,000	500
TPH-O	2,000	500
Benzene	0.03	5
Toluene	7	1,000
Ethylbenzene	6	700
Xylenes	9	1,000
Lead	250	15

Standard points of compliance were used for the Site. The point of compliance for the soil was established throughout the Site from ground surface to 15 feet bgs based on human exposure via direct contact or other exposure pathways where contact with the soil is

required to complete the pathway. The concentrations of constituents of concern in soil samples will need to be below the MTCA method A cleanup levels. The point of compliance for the groundwater was established throughout the Site from the uppermost level of the saturated zone extending vertically to the lowest most depth that could potentially be affected by the Site.

3. Selection of Cleanup Action

Ecology has determined the cleanup actions you selected for the Site meets the substantive requirements of MTCA.

Cleanup actions selected at the Site included source removal, excavation of majority of petroleum contaminated soil, and implementation of long term groundwater monitoring. A total of approximately 270 cubic yards of petroleum contaminated soil was excavated and treated on-site and transported off-site for disposal.

4. Cleanup of the Site

Ecology has determined the cleanup you performed has meets the applicable Site cleanup standards within the Property. The cleanup activities conducted at the Site included:

Underground Storage Tanks Removal

In July 1989, 500-gallon a gasoline/diesel UST was removed during which petroleum impacted soil was identified at the Site. In March 1991, a follow-up instigation was conducted to determine the extent of soil and groundwater contamination.

Petroleum Contaminated Soil Removal

Following the above follow-up investigation, in July 1991, Nowicki & Associates excavated approximately 270 cubic yards of petroleum contaminated soils from the former gas/diesel UST location. However, approximately 30 cubic yards of contaminated soil was left-in-place within a 12-inch zone between 6.5 to 7.5 feet bgs under the building foundation, a concrete slab, and an adjacent shed. The excavated contaminated soil was stockpiled in two areas at the Site for land farming (bio-treatment). Laboratory analysis of soil indicated that impacts were primarily TPH-D. Following the on-Site treatment of TPH-D to MTCA Method A cleanup levels, in May 1994, the treated soil was transported off-site for disposal.

Long-Term Groundwater Monitoring

Since June 1992, a total of 17 rounds of quarterly groundwater monitoring were conducted at the Site (from June 1992 through August 1995 [12 rounds] and from February 2000 through March 2001 [5 rounds]). During both events, the contaminant concentrations during the last four rounds of sampling were all below the laboratory detection limits.

Based on the above information, a no further action letter was issued on February 27, 2003 (Enclosure F) and a Restrictive Covenant was recorded on the Fred Tebb & Sons Site on January 10, 2003 (Enclosure G).

Additional Investigations

In 2012, the Site was subdivided into three separate parcels, 0320031033, 0320036004, and 0320032042 (Enclosure A). As part of Phase II due-diligence investigation, a total of eight geoprobe borings were drilled on the parcel number 0320032042. Both soil and groundwater samples were collected and analyzed for TPH-G, TPH-D, TPH-O, BTEX and chlorinated volatile organics. No contaminants were detected in any of the soil samples. However, TPH-D concentrations in two groundwater samples collected at borings B1 and B2 (in the vicinity of the former 500 gallon UST removed in 1989) were above the MTCA Method A cleanup level.

In 2013, the parcel number 0320032042 was acquired by a new property owner, X2P Marc Land Associates LLC. In September 2017, as a result of the above groundwater exceedances, the new property owner hired Environmental Associates to conduct an additional focused investigation in and around the borings B1 and B2 area (where the former 500 gallon UST was removed). With the help of previous maps, aerial photos and a GeoPhysical Survey (GPR), the former UST location and approximate extent of previously excavated area was delineated. A total of eight geoprobe borings (B1 through B8) were drilled within this area to a depth of 7 to 10 feet and soil and groundwater samples were collected. All the samples were analyzed for TPH-G, TPH-D, TPH-O, and BTEX. None of the contaminants were detected in any of the soil samples. Only TPH-D was detected in two groundwater samples (140 µg/L [boring B8] and 160 µg/L [boring B6]) well below the MTCA Method A cleanup level of 500 µg/L. Locations of geoprobe borings and soil and groundwater sample results are included as Enclosure B.

Based on the above information submitted to Ecology regarding the long term groundwater monitoring and additional soil and groundwater investigations, Site soil and groundwater meet the MTCA Method A cleanup levels and the Site requires no additional soil and groundwater cleanup.

Listing of the Site

Based on this opinion, Ecology will initiate the process of removing the Site from our lists of hazardous waste sites, including:

- Hazardous Sites List.
- Confirmed and Suspected Contaminated Sites List.

Limitations of the Opinion

1. Opinion does not settle liability with the state.

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70.105D.040(4).

2. Opinion does not constitute a determination of substantial equivalence.

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination.

See RCW 70.105D.080 and WAC 173-340-545.

3. State is immune from liability.

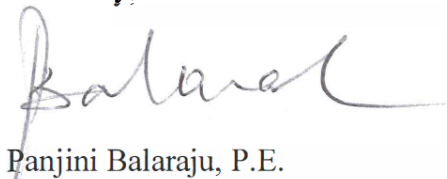
The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. *See* RCW 70.105D.030(1)(i).

Termination of the Agreement

Thank you for cleaning up the Site under the Voluntary Cleanup Program (VCP). This opinion terminates the VCP Agreement governing this project #SW1644.

For more information about the VCP and the cleanup process, please visit our web site: www.ecy.wa.gov/program/tcp/vcp/vcpmain.htm. If you have any questions about this opinion or the termination of the Agreement, please contact me at (360) 407-6335 or by e-mail at panjini.balaraju@ecy.wa.gov.

Sincerely,



Panjini Balaraju, P.E.
Southwest Regional Office
Toxics Cleanup Program

Enclosures: A – Site Description, Site Vicinity Map and Site Plan.
 B/C – Figures and Tables
 D – Approximate Extent of Contaminated Soil Left-in-Place (in 1993) and
 Groundwater Monitoring Well Locations.
 E – Quarterly Groundwater Monitoring Results and Groundwater Monitoring
 Well Locations.
 F – No Further Action Letter dated February 27, 2003
 G – Original Restrictive Covenant Recorded on January 10, 2003, for Fred
 Tebb & Sons Site. (*Will be amended to exclude the Subject Parcel/Site
 from the Restrictive Covenant*)

By certified mail: 9489 0090 0027 6066 6792 24

cc: Robert Roe, Environmental Associates
 Nick Acklam, Ecology
 Beth McKee, Ecology
 Ecology Site File

Enclosure A

Site Description

Site Description

The Site is located at 1650 E 18th Street in the industrial “tideflats” area of Tacoma, Washington. The Site is bounded by East 18th Street to the north, Fred Tebb & Sons Lumber to the east and south, and Recovery, Inc. and Fred & Sons Lumber to the west. The Site consists of a single parcel (Pierce County tax parcel 0320036003) with an area of 3.22 acres of asphalt paved open land. The current parcel was historically part of a larger parcel owned by Fred Tebb & Sons Lumber Company.

In 2012, the Fred Tebb & Son’s “parent parcel” was segregated into the subject parcel (0320036003) and the east-adjacent parcel (0320031033). In early 2013, the segregated new parcel 0320036003 was purchased by X2P Marc Associates LLC and the east-adjacent parcel is still retained by Fred Tebb & Sons. In late 2012, the buildings on the parcel owned by the X2P Marc Associates were demolished and the whole area was paved with asphalt.

The Site is presently leased to Associated Petroleum Products that utilizes the property for their propane business unit. The southern part of the Site is also leased to a fueling tanker truck company that uses their area for truck parking. A Vicinity Map and Site Plan are included as Enclosure A.

The subsurface soil conditions encountered during the soil investigation primarily consisted of an upper 2-feet of sand and gravel fill that was underlain by black fine to coarse grain-sized sand (mostly fine sand), characteristic of the Tacoma tide-flats. In several of the borings, a clayey slit was noted in the “tip” of the deepest core, at depths approximately 6 feet below ground surface. The subsurface geology appeared generally consistent at borings B3 through B8. A thicker sequence of sand and gravel was encountered at boring B9, which was interpreted to represent the excavation backfill material within the former remediation area.

The depth of groundwater varied from 6 feet to 8 feet bgs depending on the season. The groundwater flow direction was south southwesterly direction with an average gradient of 0.00217 foot/foot.

As stated above, the subject Site was a part of Tebb & Sons Lumber Company until it was segregated in 2012 from the “parent” parcel. A 500 gallon UST existed on the subject parcel (0320036003) which was removed in 1989. As a result of releases from the UST, the surrounding soil and groundwater were impacted. A total of approximately 270 cubic yards of petroleum contaminated soil was removed. However, some petroleum contaminated soil was left in-place because of its proximity to a building foundation. In late 2012, the building was demolished that was located on the subject parcel. As a result of property transaction, additional soil and groundwater investigation was conducted in October 2017. All the soil samples results were all below the laboratory detection limits.

A total of 17 rounds of quarterly groundwater monitoring was conducted at the Site (12 rounds from June 1992 through August 1995; 5 rounds from February 2000 through March 2001). During both events, the contaminant concentrations during the last four rounds of sampling were all below the laboratory detection limits. In addition, a total of seven groundwater samples were collected from each geoprobe borings during an October 2017 additional investigation. TPH-D was detected in two groundwater samples (140 µg/L [boring B8] and 160 µg/L [boring B6]) well below the MTCA Method A cleanup level of 500 µg/L.

Enclosure B and C

Figures and Tables

Figures

Figure 1	Site Vicinity Map
Figure 2	Site Map
Figure 3	2013 former Site Layout (Former Tebb & Sons [UST/NFA Area])
Figure 4	Study Area/Exploration Plan (Former Tebb & Sons [UST/NFA Area])
Figure 5	Exploration Plan (Tebb & Sons Lumber, April 2013)

Tables

Table 1	Petroleum Hydrocarbons – Soil Sampling Results <i>X2P Capital (Former Tebb & Sons Site)</i>
Table 2	Petroleum Hydrocarbons & cVOCs – Groundwater Sampling Results <i>X2P Capital (Former Tebb & Sons Site)</i>
Table 3	Petroleum Hydrocarbons – Soil Sampling Results <i>Associated Petroleum Products</i>
Table 4	Petroleum Hydrocarbons & cVOCs – Groundwater Sampling Results <i>Associated Petroleum Products</i>

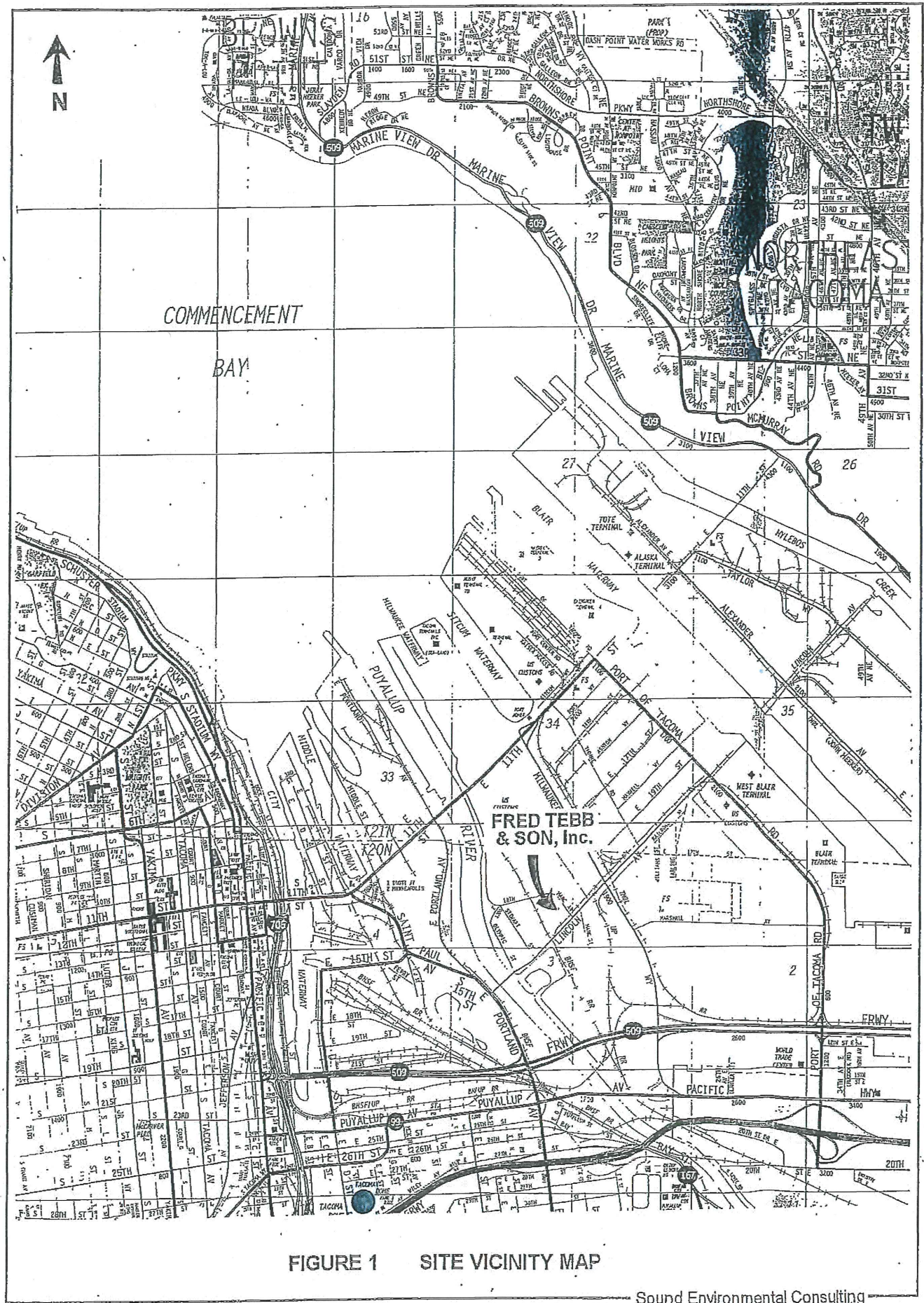
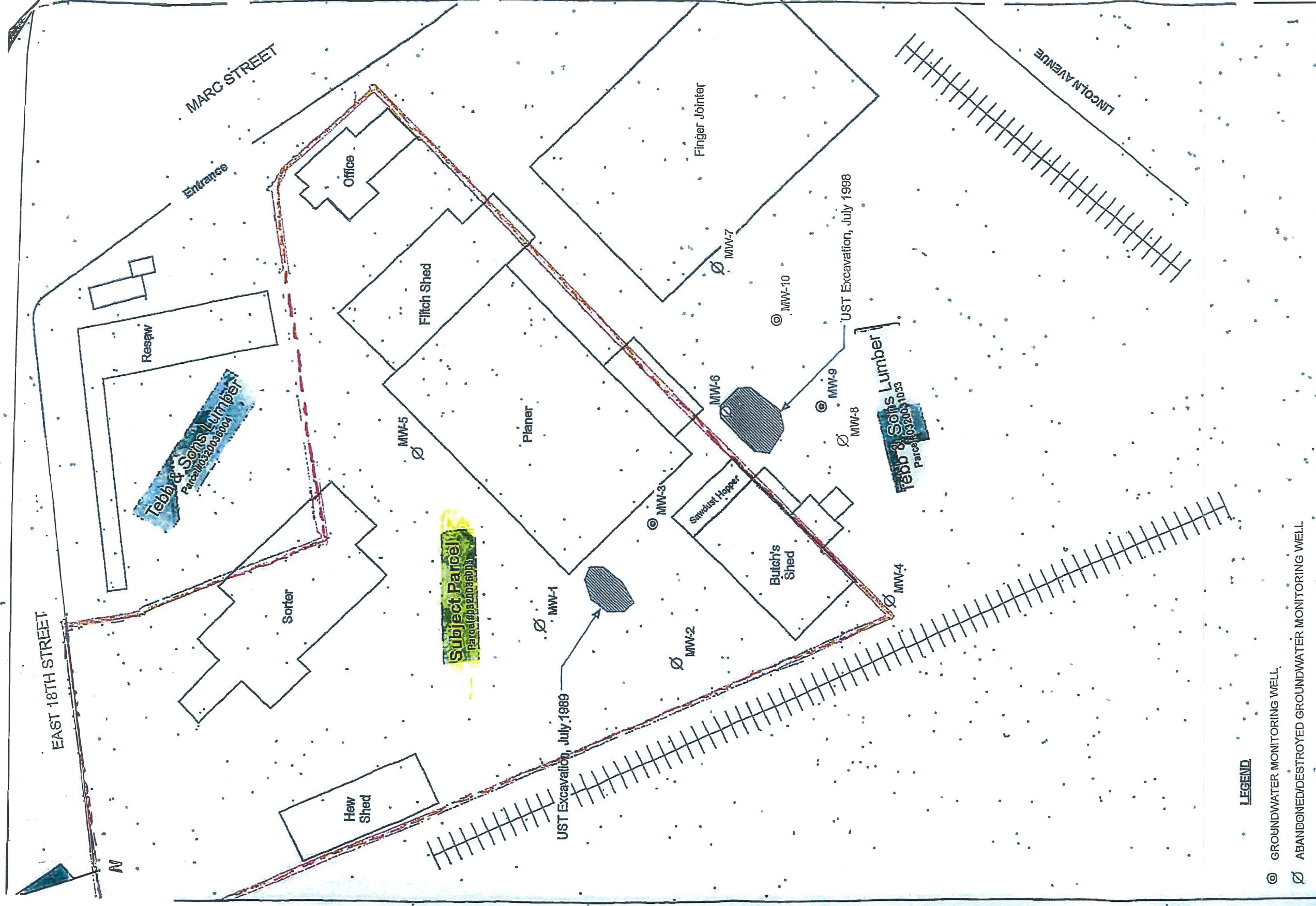


FIGURE 1 SITE VICINITY MAP



LEGEND

- ⊙ GROUNDWATER MONITORING WELL
- ∅ ABANDONED/DESTROYED GROUNDWATER MONITORING WELL



KHM
ENVIRONMENTAL
MANAGEMENT,
INC.

FIGURE 2 - SITE MAP

Tebb & Sons
1906 Marc Street
Tacoma, Washington

DATE 7/15/02	PROJECT A20-32A	FIGURE 2
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2013 Google Earth Image



ENVIRONMENTAL

ASSOCIATES, INC.

1380 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004

FORMER SITE LAYOUT

Former Tebb & Sons
(UST / NFA Area)
1906 East Marc Street
Tacoma, Washington

Job Number:

Date:

Scale:

FIGURE:

JN 33035-1

September 2017

3



⊕ Borings made by EAI in September 2017.

○ Borings made by EAI in 2013.



Approximate former excavation limits deduced by ground-penetrating radar and historic aerial images.



STUDY AREA / EXPLORATION PLAN

Former Tebb & Sons
(UST / NFA Area)
1906 East Marc Street
Tacoma, Washington

**ENVIRONMENTAL
ASSOCIATES, INC.**

1380 112th Avenue N.E., Ste. 300
Bellevue, Washington 98004



Job Number:

JN 33035-1

Date:

September 2017

Scale:

1"=30'

FIGURE:

4



----- Approximate locations of site boundary.

⊕ Approximate locations of borings observed by EAI in March 2013,

● Former monitoring well locations utilized to assess completeness of independent cleanup action activities following removal of underground storage tanks in 1989 and later in the early 1990's. A "no further action" (NFA) was granted in 2003 by the Washington State Department of Ecology (WDOE / Tacoma Pierce County Health Department (TPCHD)).



**ENVIRONMENTAL
ASSOCIATES, INC.**

1380 112th Avenue N.E., St. 300
Bellevue, Washington 98004

EXPLORATION PLAN

Tebb & Sons Lumber
(Pierce County Tax Parcel 0320032042)
1906 Marc Street
Tacoma, Washington

Job Number:

JN-33035

Date:

April 2013

Scale:

FIGURE:

5

TABLE 1 - Petroleum Hydrocarbons - Soil Sampling Results
All results and limits in parts per million (ppm)

Boring / Sample Name	Gasoline (TPH)	Diesel	Heavy Oil	Benzene	Toluene	Ethylbenzene	Total Xylenes
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2013 Site Assessment Study Results

B1-10	7.1	420	<250	<0.02	<0.02	<0.02	<0.06
B2-8	11	<50	<250	<0.02	<0.02	<0.02	<0.06

Current 2017 Study Results

B3-5	NA	<50	<100	NA	NA	NA	NA
B3-10	NA	<50	<100	NA	NA	NA	NA
B4-5	NA	<50	<100	NA	NA	NA	NA
B4-7	<10	<50	<100	<0.02	<0.05	<0.05	<0.15
B4-10	NA	<50	<100	NA	NA	NA	NA
B5-7	NA	<50	<100	NA	NA	NA	NA
B5-10	NA	<50	<100	NA	NA	NA	NA
B6-7	NA	<50	<100	NA	NA	NA	NA
B6-10	NA	<50	<100	NA	NA	NA	NA
B7-7	NA	<50	<100	NA	NA	NA	NA
B7-10	NA	<50	<100	NA	NA	NA	NA
B8-7	NA	<50	<100	NA	NA	NA	NA
B8-10	NA	<50	<100	NA	NA	NA	NA
B9-7	NA	<50	<100	NA	NA	NA	NA
B9-10	<10	<50	<100	<0.02	<0.05	<0.05	<0.15
Reporting Limit ³	10	50	100	0.02	0.05	0.05	0.15
WDOE Target Compliance Level ⁴	100 ⁵	2000	2000	0.03	7	6	9

Notes:

- 1 - "ND" denotes analyte not detected at or above listed Reporting Limit.
- 2 - "-" denotes sample not analyzed for specific analyte.
- 3 - "Reporting Limit" represents the laboratory lower quantitation limit.
- 4 - Method A soil cleanup levels as published in the Model Toxics Control Act (MTCA) 173-340-WAC.
- 5 - The MTCA gasoline TPH cleanup level is 30 ppm for soils with benzene otherwise it is 100 ppm.
- 6 - See attached laboratory report for a complete list of compounds tested for along with their individual reporting limits.

Bold and Italics denotes concentrations above MTCA Method A soil cleanup levels.

TABLE 2 - Petroleum Hydrocarbons & cVOCs - Groundwater Sampling Results
All results and limits in parts per billion (ppb)

Boring / Sample Name	Gasoline (TPH)	Diesel (TPH)	Heavy Oil (TPH)	Benzene	Toluene	Ethylbenzene	Total Xylenes
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2013 Site Assessment Study Results

B1	<100	2,100	<250	<1	<1	<1	<3
B2	<100	7,600	420	<1	<1	<1	<3

Current 2017 Study Results

B3	NA	<100	<250	NA	NA	NA	NA
B4	<100	<100	<250	<1	<1	<1	<3
B5	NA	<100	<250	NA	NA	NA	NA
B6	NA	160	<250	NA	NA	NA	NA
B7	NA	<100	<250	NA	NA	NA	NA
B8	NA	140	<250	NA	NA	NA	NA
B9	<100	<100	<250	<1	<1	<1	<3
Reporting Limit ³	100	100	250	1	1	1	3
MTCA-Method-A Cleanup Levels ⁴	800 or 1000 ⁵	500	500	5	1000	700	1000

Notes:

- 1- "ND" denotes analyte not detected at or above listed Reporting Limit.
- 2- "NA" denotes sample not analyzed for specific analyte.
- 3- "Reporting Limit" represents the laboratory lower quantitation limit.
- 4- Method A groundwater cleanup levels as published in the Model Toxics Control Act (MTCA) 173-340-WAC.
- 5- The MTCA gasoline TPH cleanup level is 800 ppb for groundwater with benzene. Otherwise, the cleanup level is 1000 ppb.
- 6- The laboratory reports that the sample's chromatographic pattern does not resemble the fuel standard used for quantitation.
- 7- Refer to the attached laboratory report for a complete list of chlorinated volatile organic compounds (cVOC's) tested for.

Bold and Italics denotes concentrations above existing or proposed MTCA Method A groundwater cleanup levels.

TABLE 3 - Petroleum Hydrocarbons - Soil Sampling Results
All results and limits in parts per million (ppm)

Strataprobe Boring / Sample Name	Gasoline (TPH)	Diesel	Heavy Oil	Benzene	Toluene	Ethylbenzene	Total Xylenes	PAHs (6)
B1-10	7.1	420	<250	<0.02	<0.02	<0.02	<0.06	NA
B2-8	11	<50	<250	<0.02	<0.02	<0.02	<0.06	NA
B3-5	<2	<50	<250	<0.02	<0.02	<0.02	<0.06	NA
B4-10	<2	<50	<250	<0.02	<0.02	<0.02	<0.06	ND
B5-5	<2	<50	<250	<0.02	<0.02	<0.02	<0.06	NA
B6-5	<2	<50	<250	<0.02	<0.02	<0.02	<0.06	NA
B7-5	<2	<50	<250	<0.02	<0.02	<0.02	<0.06	NA
B8-5	<2	<50	<250	<0.02	<0.02	<0.02	<0.06	NA
Reporting Limit ³	2	50	250	0.02	0.02	0.02	0.06	
WDOE Target Compliance Level ⁴	100 ⁵	2000	2000	0.03	0.03	0.03	0.06	

Notes:

- 1 - "ND" denotes analyte not detected at or above listed Reporting Limit.
- 2 - "..." denotes sample not analyzed for specific analyte.
- 3 - "Reporting Limit" represents the laboratory lower quantitation limit.
- 4 - Method A soil cleanup levels as published in the Model Toxics Control Act (MTC) 173-340-WAC.
- 5 - The MTCA gasoline TPH cleanup level is 30 ppm for soils with benzene otherwise it is 100 ppm.
- 6 - See attached laboratory report for a complete list of compounds tested for along with their individual reporting limits.

Bold and Italics denotes concentrations above MTCA Method A soil cleanup levels.

TABLE 4 - Petroleum Hydrocarbons & cVOCs - Groundwater Sampling Results
All-results and limits in parts per billion (ppb)

Strataprobe Boring	Gasoline (TPH)	Diesel (TPH)	Heavy Oil (TPH)	Benzene	Toluene	Ethylbenzene	Total Xylenes	cVOC's (7)
B1	<100	2,100	<250	<1	<1	<1	<3	NA
B2	<100	7,600	420	<1	<1	<1	<3	NA
B3	<100	<50	<250	<1	<1	<1	<3	ND
B4	<100	<50	<250	<1	<1	<1	<3	ND
B5	<100	<50	<250	<1	<1	<1	<3	ND
B6	<100	<50	<250	<1	<1	<1	<3	ND
B7	<100	<50	<250	<1	<1	<1	<3	ND
B8	<100	<50	<250	<1	<1	<1	<3	NA
Reporting Limit ³	100	50	250	1	1	1	3	---
MTCA Method A Cleanup Levels ⁴	800 or 1000 ⁵	500	500	5	1000	700	1000	---

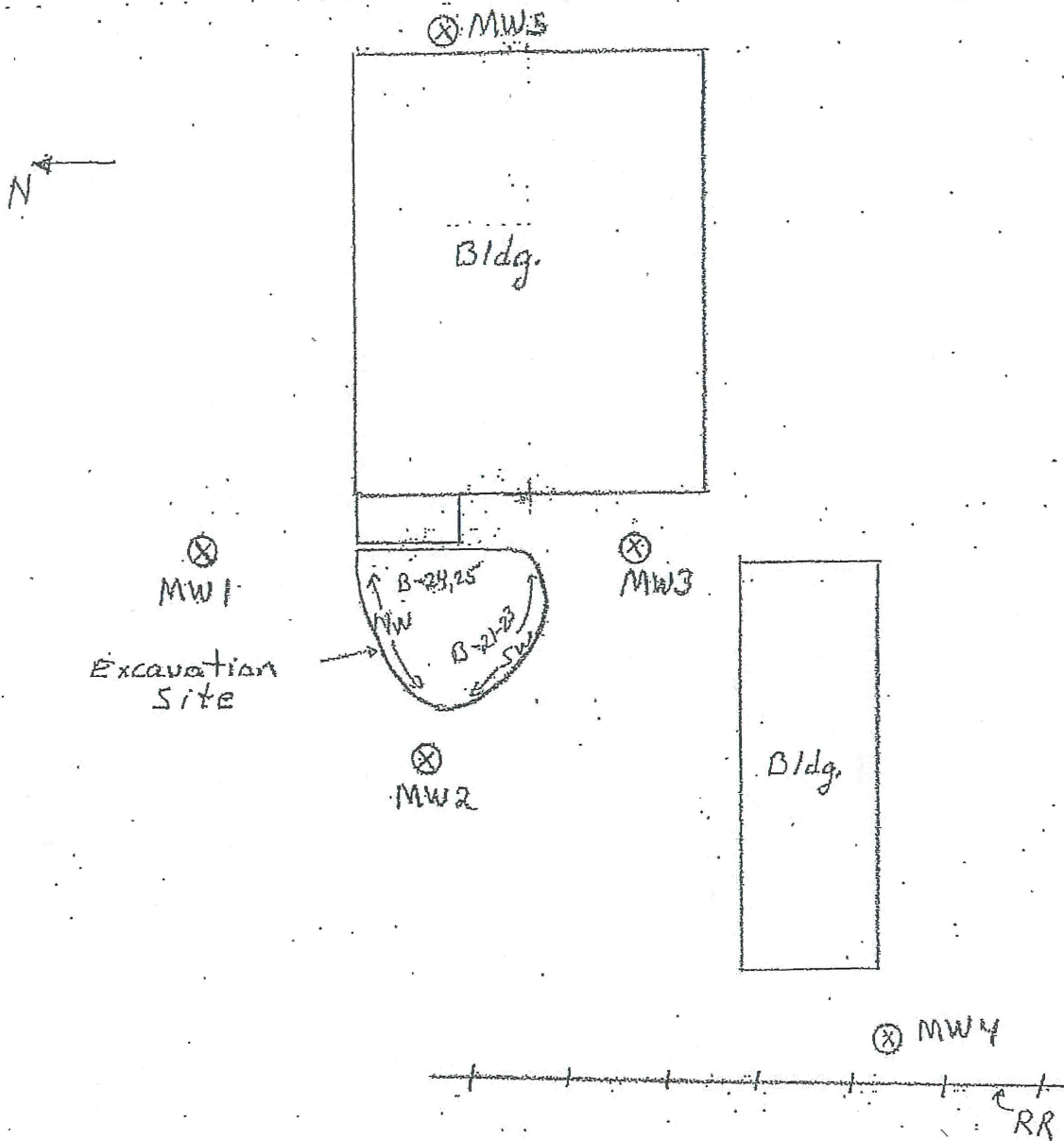
Notes:

- 1 - "ND" denotes analyte not detected at or above listed Reporting Limit.
- 2 - "NA" denotes sample not analyzed for specific analyte.
- 3 - "Reporting Limit" represents the laboratory lower quantitation limit.
- 4 - Method A groundwater cleanup levels as published in the Model Toxics Control Act (MTCA) 173-340-WAC.
- 5 - The MTCA gasoline TPH cleanup level is 800 ppb for groundwater with benzene. Otherwise, the cleanup level is 1000 ppb.
- 6 - The laboratory reports that the sample's chromatographic pattern does not resemble the fuel standard used for quantitation.
- 7 - Refer to the attached laboratory report for a complete list of chlorinated volatile organic compounds (cVOC's) tested for.

Bold and italics denotes concentrations above existing or proposed MTCA Method A groundwater cleanup levels.

Enclosure D

Approximate Extent of Contaminated Soil Left-in-Place (in 1993) and Groundwater Monitoring Well Locations



Fred Tebb and Sons, Inc.
 Soil Sampling Sites
 and
 Monitoring Well Locations

Sketch 1
 Approx. Scale 1" = 50'

THIN LAYER CHROMATOGRAPHY
WORK SHEET

DATE: 7-18-91

PROJECT: Tabb & Sons

ANALYST: Arlene Van Der Wagon

TEST NO.	DESCRIPTION	STANDARD	RESULTS
001	West side bottom 5' deep		Det 5% L diesel line 777500
	std	200	Det
	std	500	Det
002	North wall 6' deep		ND
003	SE corner - ^{east} north side		777500 5%L
004	SE corner - bottom		ND
005	SE corner - ^{south} east side		777500 5%L
	std	200	Det
006	North wall - 6' deep East		L200
007	North wall - 6' deep		ND
	std	500	Det
008	North wall - 6'		ND

ANALYST: Arlene Van Der Wagon
Signature

THIN LAYER CHROMATOGRAPHY
WORK SHEET

DATE: 7-18-91

PROJECT: Jebb & Sons

ANALYST: Arlene Van D. Wiege

TEST NO.	DESCRIPTION	STANDARD	RESULTS
009	North wall - 6'		ND
010	North wall - 6'		ND
	std.	200	Det
011	North wall - 6'		ND
012	North wall - west - 6'		ND
013	South wall - east - 6'		7777500
	std	500	Det
014	South wall		7500
015	South wall		~500
016	South wall		< 200
	std	200	Det
017	South wall		7777 500.

ANALYST: Arlene Van D. Wiege
Signature

THIN LAYER CHROMATOGRAPHY
WORK SHEET

DATE: 7-18-91

PROJECT: Tebb & Sons

ANALYST: Arlene Van Der Wagon

TEST NO.	DESCRIPTION	STANDARD	RESULTS
018	South wall - west		272500
019	North wall - west		NP
		500	
020	North wall - west		NP
021	Bottom - center g'		220 200
022	Bottom - west		220 200
023	Bottom - west		ND
		200	
024	Bottom - North		~200
025	Bottom - North		~200
026	Bottom - SW		2200
	std	500	Ref

ANALYST: Arlene Van Der Wagon
Signature

THIN LAYER CHROMATOGRAPHY
WORK SHEET

DATE: 7-18-91

PROJECT: Tebb & Sons

ANALYST: Arlene Van De Wege

TEST NO.	DESCRIPTION	STANDARD	RESULTS
027	Bottom - SE		< 200
028	South wall		< 200
029	South wall		ND
		200	Det
030	South wall - west		< 200
031	South wall		< 200
032	South wall - east		>>> 500
		500	Det
033	South wall - east		< 200

ANALYST: Arlene Van De Wege
Signature

THIN LAYER CHROMATOGRAPHY
WORK SHEET

DATE: 8-5-91

PROJECT: Tebb & Sons

ANALYST: Arlene Van De Weg

TEST NO.	DESCRIPTION	STANDARD	RESULTS
	std	200	Det
001	MW1-5'		ND
002	MW1-10'		ND
	std	500	Det
003	MW2-5'		ND
004	MW2-10'		ND
	std	200	Det
005	MW3-5'		ND
006	MW3-12'		ND
	std	500	Det
007	MW3-15'		ND
008	MW4-5'		ND

ANALYST: Arlene Van De Weg
Signature

THIN LAYER CHROMATOGRAPHY
WORK SHEET

DATE: 8-5-91

PROJECT: Tebb & Sons

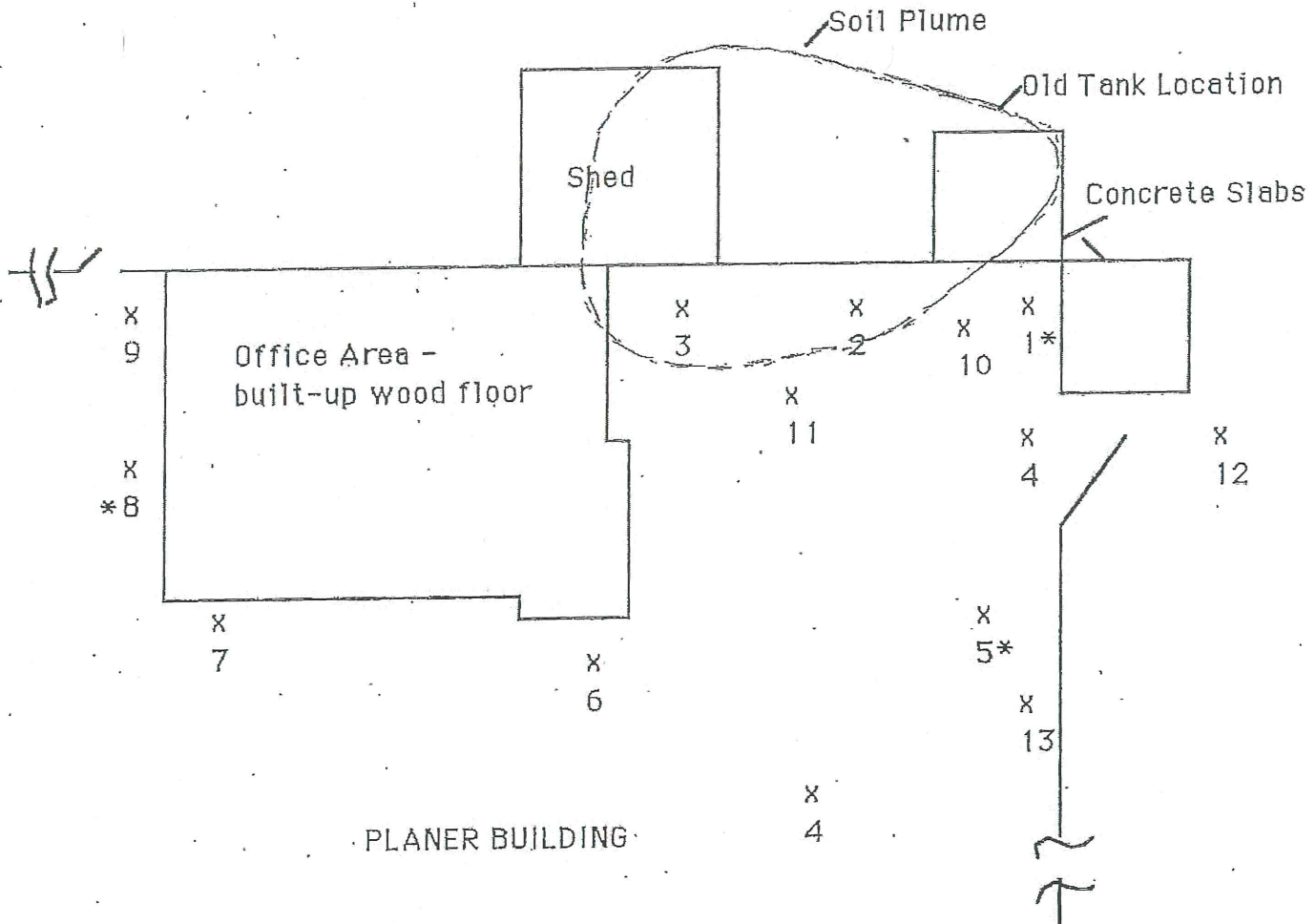
ANALYST: Arlene Van De Weg

TEST NO.	DESCRIPTION	STANDARD	RESULTS
009	mw4-101		ND
	std	200	Det
010	mw5-51		ND
011	mw5-101		ND
	std	500	Det

ANALYST: Arlene Van De Weg
Signature

FRED TEBB AND SONS, INC.

REMEDIAL INVESTIGATION



* No sample collected due to obstructions

SOIL BORING LOCATIONS

SKETCH 3

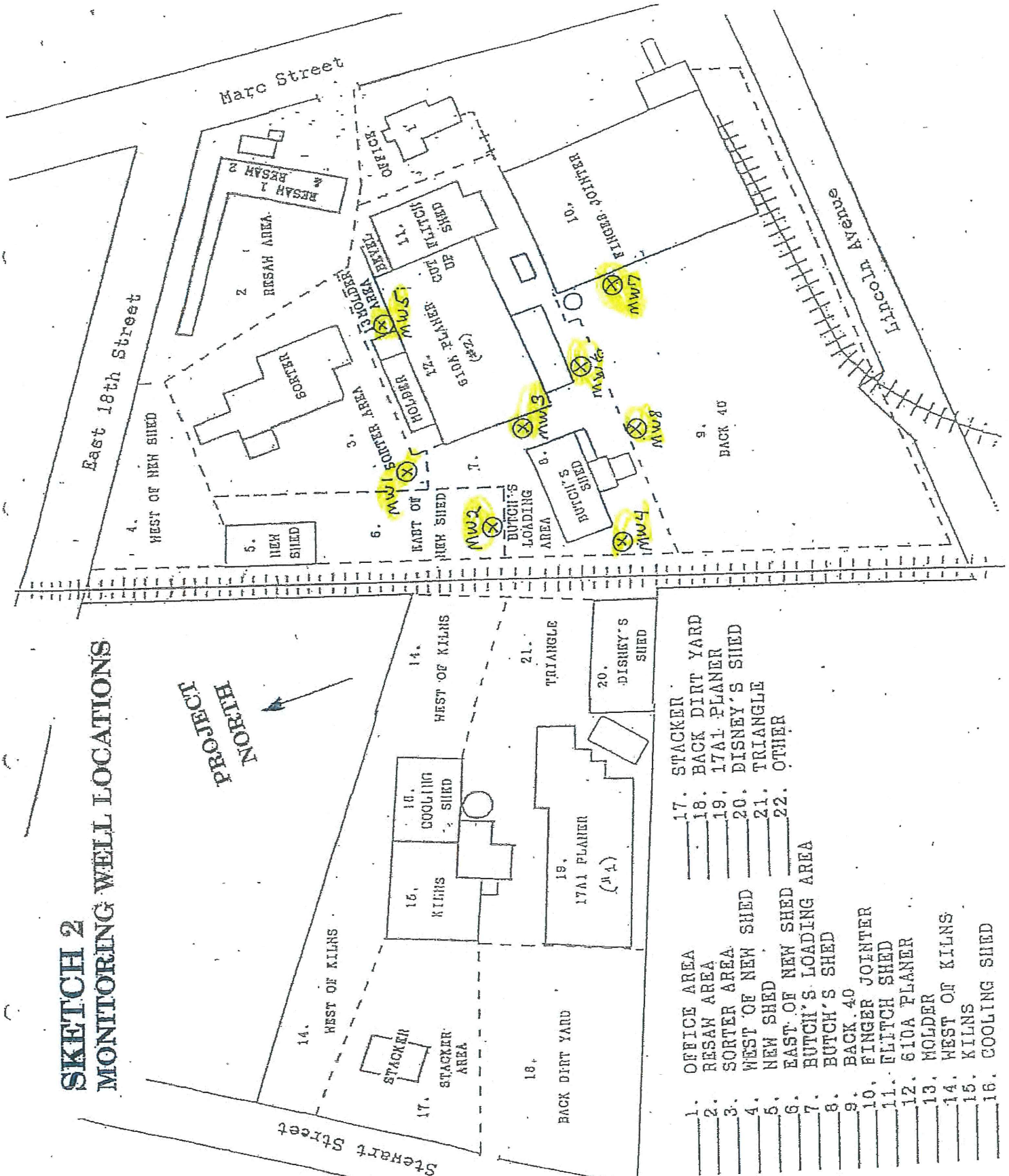
Approx. Scale 1"=10'



Nowicki & Associates, Inc.
ANV 2-3-93

SKETCH 2 MONITORING WELL LOCATIONS

PROJECT
NORTH



- 1. OFFICE AREA
- 2. RESAW AREA
- 3. SORTER AREA
- 4. WEST OF NEW SHED
- 5. NEW SHED
- 6. EAST OF NEW SHED
- 7. BUTCH'S LOADING AREA
- 8. BUTCH'S SHED
- 9. BACK 40
- 10. FINGER JOINTER
- 11. FLITCH SHED
- 12. 610A PLANER
- 13. MOLDER
- 14. WEST OF KILNS
- 15. KILNS
- 16. COOLING SHED
- 17. STACKER
- 18. BACK DIRT YARD
- 19. 17A1 PLANER
- 20. DISNEY'S SHED
- 21. TRIANGLE
- 22. OTHER

Enclosure E

Quarterly Groundwater Monitoring Results and Groundwater Monitoring Well Locations

TABLE 2: SUMMARY OF QUARTERLY GROUNDWATER SAMPLE LABORATORY RESULTS

Sample ID	Date Collected	Benzene EPA 8020	Toluene EPA 8020	Ethyl Ben EPA 8020	Total Xylene EPA 8020	TPH-gas NWT/PH-Gx	TPH-diesel NWT/PH-Dx
MW-3	11-23-99	nd	nd	nd	nd	nd	nd
MW-3	2-22-00	nd	nd	nd	nd	nd	nd
MW3	5-12-00	nd	nd	nd	1.2	nd	nd
MW3	9-14-00	nd	nd	nd	nd	nd	nd
MW-9	11-23-99	nd	nd	nd	nd	nd	nd
MW-9	2-22-00	nd	nd	nd	nd	150	350
MW9	5-12-00	nd	nd	nd	3.2	110	310
MW9	9-14-00	nd	nd	nd	nd	nd	nd
MW-10	11-23-99	8.0	nd	nd	nd	nd	nd
MW-10	2-22-00	5.6	nd	nd	nd	nd	nd
MW10	5-12-00	4.9	nd	nd	nd	nd	nd
MW10	9-14-00	4.4	nd	nd	nd	nd	nd
MW10	12-21-00	1.5	nd	nd	nd	nd	nd
MW10	3-30-01	3.8	nd	nd	nd	nd	nd
Method Detection Limit		1.0	1.0	1.0	1.0	100	250/500
MTCA Method A Cleanup Level		5.0	40.0	30.0	20.0	1,000.0	1,000.0

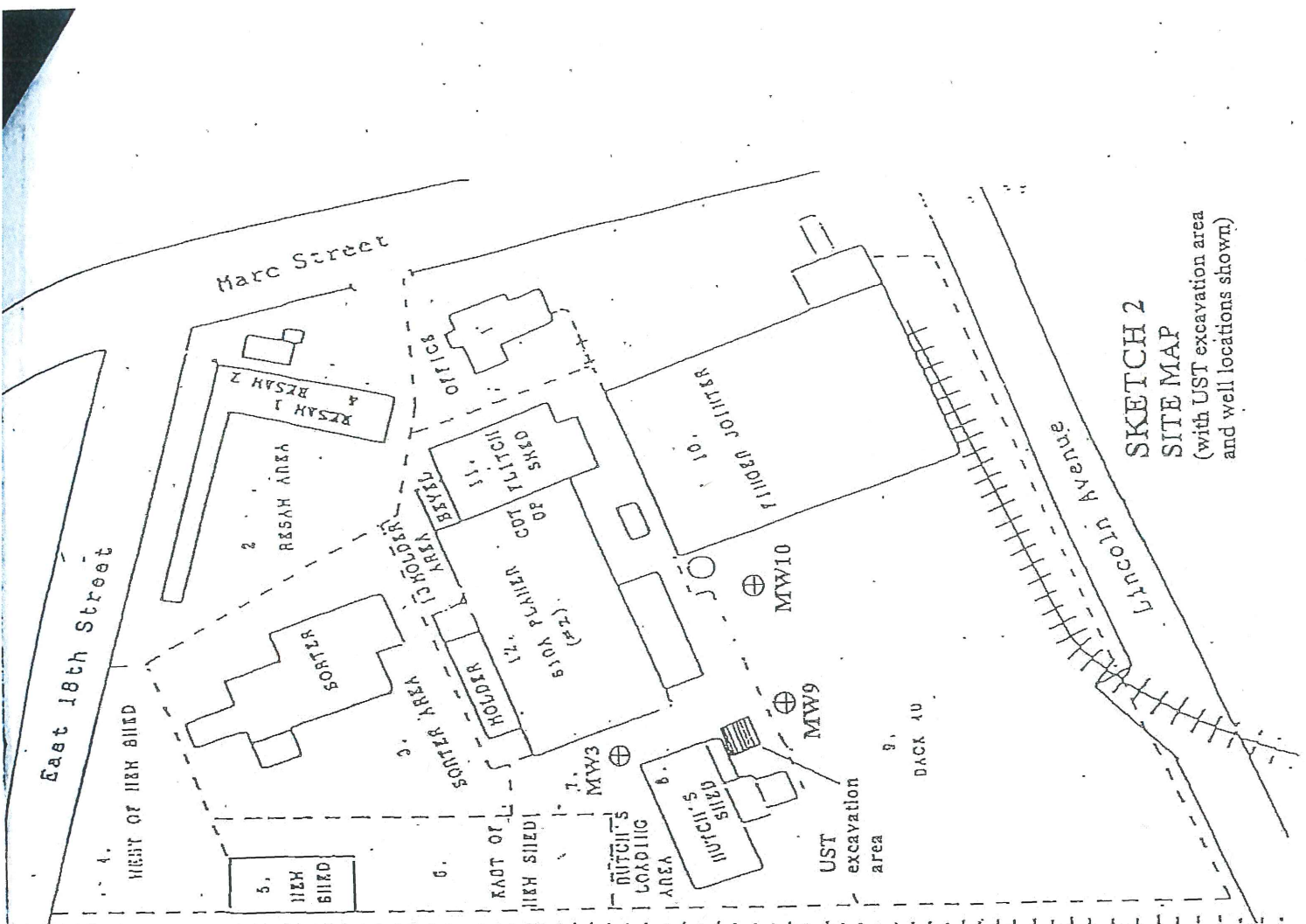
All units are reported in ug/l (ppb).

TABLE 1: GROUNDWATER SAMPLE LABORATORY RESULTS

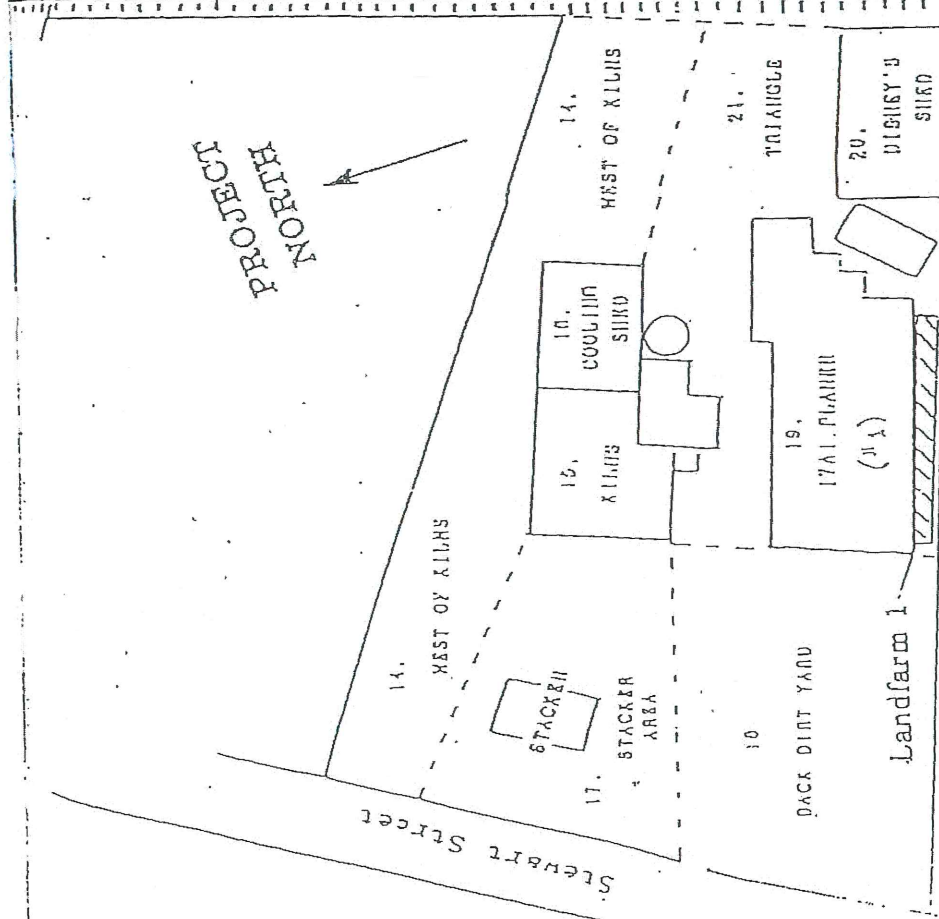
Sample ID	Date Collected	Benzene EPA 8020	Toluene EPA 8020	Ethyl Ben EPA 8020	Total Xylene EPA 8020	TPH-gas NWTPH-Gx	TPH-diesel NWTPH-Dx
MW-3	-	-	-	-	-	-	-
MW-9	-	-	-	-	-	-	-
MW-10	3-30-01	3.8	nd	nd	nd	nd	-
Method Detection Limit		1.0	1.0	1.0	1.0	100	250
MTC A Method A Cleanup Level		5.0	40.0	30.0	20.0	1,000.0	1,000.0

Note:

- ... Sample(s) were not collected or lab-analyzed because at least four consecutive quarters have been obtained as non-detect or below current MTC A Method A levels.
 All units are reported in ug/l (ppb).



**SKETCH 2
SITE MAP**
(with UST excavation area
and well locations shown)



- PROJECT NORTH**
- 1. OFFICE AREA
 - 2. RESAH AREA
 - 3. SORTER AREA
 - 4. WEST OF NEW SHED
 - 5. NEW SHED
 - 6. EAST OF NEW SHED
 - 7. BUTCH'S LOADING AREA
 - 8. BUTCH'S SHED
 - 9. BACK 40
 - 10. FINGER JOINTER
 - 11. CLITCH SHED
 - 12. 610A PLANER
 - 13. HOLDER
 - 14. WEST OF KILNS
 - 15. KILNS
 - 16. COOLING SHED
 - 17. STACKER
 - 18. BACK DIRT YARD
 - 19. 17A1 PLANNER
 - 20. DISNEY'S SHED
 - 21. TRIANGLE
 - 22. OTHER

Enclosure F

No Further Action Letter dated February 27, 2003



STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

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

VALIDATED
MAR 17 2003

CERTIFIED MAIL

February 27, 2003

Thomas Tebb
c/o Marlene DeMarco
1906 Marc Street
Tacoma, WA 98421

Dear Mr. Tebb and Ms. Marco:

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

Ecology's Toxics Cleanup Program has reviewed the following information regarding cleanup activities at 1906 E Marc Street, Tacoma, WA 98421-2932:

- Nowicki & Associates, Quarterly Groundwater Monitoring and Soil Remediation, May 25, 1994.
- Nowicki & Associates, Underground Storage Tank Closure and Site Assessment, November 1998.
- Nowicki & Associates, Monitoring Well Installation and Groundwater Sampling, December 1999.
- Nowicki & Associates, Quarterly Groundwater Sampling [Date], December 1993; November 1994; August 25, 1994; February 1995; May 1995; August 1995; February 2000; May 2000; October 5, 2000; January 25, 2001; April 17, 2001.

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

Based upon the above listed information, Ecology has determined that, at this time, the release of Total Petroleum Hydrocarbons as gasoline, diesel and heavy oil into the soil and groundwater no longer poses a threat to human health or the environment.

Therefore, Ecology is issuing this determination that no further remedial action is necessary at this site under MTCA, Chapter 70.105D RCW. However, please note that because your actions were not conducted under a consent decree with Ecology, this letter is written pursuant to RCW

70.105D.030(1)(i) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology.

Ecology's no further action determination is contingent upon filing the Restrictive Covenant, enclosed hereto as Enclosure (A), with the Thurston County auditor's office within 30 days of the date of this letter. No later than thirty (30) days from the date the Restrictive Covenant is recorded, you must send a notarized copy of the recorded Restrictive Covenant to Ecology. Ecology's no further action determination automatically terminates and will have no force and effect if you fail to record this Restrictive Covenant or violate any portions of the Restrictive Covenant. WAC 173-340-440(10) requires you to notify and seek comment from a city or county department with land-use planning authority for real property subject to the Restrictive Covenant.

Ecology recognizes that the final Restrictive Covenant has already been submitted to our office. Thank you for following through and completing closure on this site.

Ecology's no further action determination is made only with respect to the releases identified in the reports listed above and applies only to the area of the property affected by the release of Total Petroleum Hydrocarbons, as identified in the reports. It does not apply to any other release or potential release at the property, any other areas on the property, nor any other properties owned or operated by Fred Tebb & Son, Inc., Dawna Leong or Marlene DeMarco.

At the conclusion of this process, Ecology will update its databases and your site will not appear in future publications of the Confirmed and Suspected Contaminated Sites List (previously known as the Affected Media and Contaminants Report).

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

If you have any questions about any of the information presented in this letter, please contact me at (360) 407-6261.

Sincerely,



Lisa Pearson, Project Engineer
Toxics Cleanup Program
Southwest Regional Office

LP/ksc:022803NFATebb

cc: Charles Cline, Department of Ecology
Carol Johnston, Department of Ecology
Dawna Leong, KHM Environmental Management, Inc.

Enclosure G

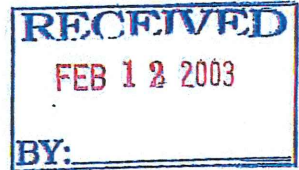
Original Restrictive Covenant Recorded on January 10, 2003 for Fred Tebb & Sons Site—*This Restrictive Covenant will be amended to exclude the Subject Parcel/Site from the Restrictive Covenant*



200301100792 6 PGS
01-10-2003 12:41pm \$24.00
PIERCE COUNTY, WASHINGTON

Name & Return Address:

K.H.M Environmental Management
17720 NE 1st St. Suite 201
Redmond, WA 98052



Please print legibly or type information.

Document Title(s)	<i>Restrictive Covenant.</i>
Grantor(s)	<i>Lebb, Thomas H.</i>
____ Additional Names on Page ____ of Document	
Grantee(s)	<i>State of Washington Ecology.</i>
____ Additional Names on Page ____ of Document	
Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section)	
Complete Legal Description on Page ____ of Document	
Auditor's Reference Number(s)	
Assessor's Property Tax Parcel/Account Number(s)	
<p>The Auditor/Recorder will rely on the information provided on this cover sheet. The Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.</p> <p>I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.</p>	
Signature of Requesting Party (Required for non-standard recordings only)	
Gpcovst.doc rev 4/02	

24-

RESTRICTIVE COVENANT

Thomas Tebb, Fred Tebb & Sons, Inc.

This Declaration of Restrictive Covenant is made pursuant to RCW 70.105D.030(1)(f) and (g) and WAC 173-340-440 by Thomas Tebb, its successors and assigns, and the State of Washington Department of Ecology, its successors and assigns (hereafter "Ecology").

An independent remedial action (hereafter "Remedial Action") occurred at the property that is the subject of this Restrictive Covenant. The Remedial Action conducted at the property is described in the following document[s]:

- Nowicki & Associates, Quarterly Groundwater Monitoring and Soil Remediation, May 25, 1994.
- Nowicki & Associates, Underground Storage Tank Closure and Site Assessment, November 1998.
- Nowicki & Associates, Monitoring Well Installation and Groundwater Sampling, December 1999.
- Nowicki & Associates, Quarterly Groundwater Sampling, December 1993; November 1994; August 25, 1994; February 1995; May 1995; August 1995; February 2000; May 2000; October 5, 2000; January 25, 2001; April 17, 2001.

These documents are on file at Ecology's Southwest Regional Office.

This Restrictive Covenant is required because the Remedial

RESTRICTIVE COVENANT

Page 2

Action resulted in residual concentrations of Total Petroleum Hydrocarbons as gasoline and diesel which exceed the Model Toxics Control Act Method A Residential Cleanup Level for soil established under WAC 173-340-740.

The undersigned, Thomas Tebb, is the fee owner of real property (hereafter "Property") in the County of Pierce, State of Washington, that is subject to this Restrictive Covenant. The Property is legally described as follows:

Commencing at a point on the Northwesterly right of way line of Lincoln Avenue as widened Northerly by deed to the City of Tacoma, October 16, 1956, from the Port of Tacoma, recorded under Auditor's Fee No. 1773630, and the intersection of the Southwesterly property line of a tract of land conveyed to the Chicago, Milwaukee, St. Paul and Pacific Railroad by deed recorded October 30, 1908 under Auditor's Fee No. 278297; thence Southwesterly along the said Northwesterly right of way line of Lincoln Avenue, a distance of 692.20 feet to the true point of beginning for this description; thence continuing along the said Northwesterly right of way line of Lincoln Avenue a distance of 521.96 feet to a point on the Easterly line of the tract of land conveyed to Northern Pacific Railway Company deed recorded February 13, 1906 under Auditor's Fee No. 206243; thence on an angle to the right of $108^{\circ}18'30''$ following said Easterly right of way line a distance of 262.28 feet to a point; thence on an to the right of $71^{\circ}41'30''$ on a line parallel to the Northwesterly right of way line of Lincoln Avenue a distance of 516.94 feet; thence on an angle to the right of $104^{\circ}48'22''$ a distance of 246.00 feet to point of curvature of a curve to the right having a radius of 15.00 feet; thence along the arc of said curve to the right a distance of 19.68 feet to the true point of beginning of this description, in Pierce County, Washington.

Thomas Tebb makes the following declaration as to limitations, restrictions, and uses to which the Property may be put and specifies that such declarations shall constitute covenants to run with the land, as provided by law and shall be

01/02/03.

FinalRestrictiveCovenant.doc

RESTRICTIVE COVENANT

Page 3

binding on all parties and all persons claiming under them, including all current and future owners of any portion of or interest in the Property (hereafter "Owner").

Section 1.

A portion of the Property contains Total Petroleum Hydrocarbons as gasoline and diesel contaminated soil located under the south corner of 610A Planer Building. The Owner shall not alter, modify, or remove the existing structure[s] in any manner that may result in the release or exposure to the environment of that contaminated soil or create a new exposure pathway without prior written approval from Ecology.

Section 2.

Any activity on the Property that may interfere with the integrity of the Remedial Action and continued protection of human health and the environment is prohibited.

Section 3.

Any activity on the Property that may result in the release or exposure to the environment of a hazardous substance that remains on the Property as part of the Remedial Action, or create a new exposure pathway, is prohibited without prior written approval from Ecology.

Section 4.

The Owner of the property must give thirty (30) day advance written notice to Ecology of the Owner's intent to convey any

RESTRICTIVE COVENANT

Page 4

interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Remedial Action.

Section 5.

The Owner must restrict leases to uses and activities consistent with the Restrictive Covenant and notify all lessees of the restrictions on the use of the Property.

Section 6.

The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant. Ecology may approve any inconsistent use only after public notice and comment.

Section 7.

The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action; to take samples, to inspect remedial actions conducted at the property, and to inspect records that are related to the Remedial Action.

Section 8.

The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Restrictive Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument



February 28, 2019

Dear S L:

The following is in response to your request for proof of delivery on your item with the tracking number:
9489 0090 0027 6066 6792 24.

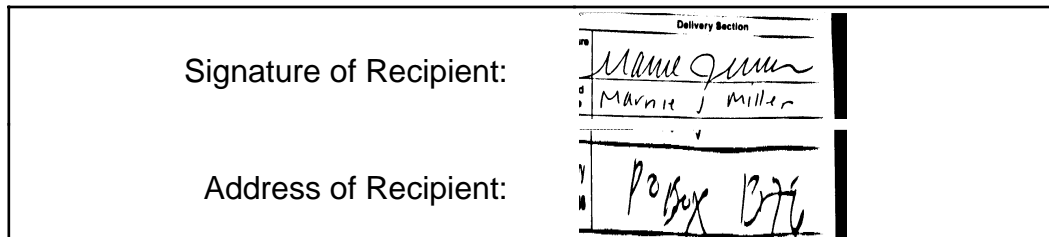
Item Details

Status:	Delivered
Status Date / Time:	December 6, 2018, 10:46 am
Location:	TACOMA, WA 98401
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic
Recipient Name:	LUKE XITCO

Shipment Details

Weight:	7.1oz
----------------	-------

Recipient Signature



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004