



August 29, 2019

Mr. Jason Cook
State of Washington
Department of Ecology – Toxics Cleanup Program
PO Box 47600
Olympia, WA 98504-7600

RE: Response to Washington Department of Ecology
Technical Memorandum of July 24, 2019
Rexam Beverage Can Company Facility
1220 North 2nd Avenue
Kent, WA 98032
Site No. 35918556
VCP Project Number NW1105

ENVISION Project ID: 302.REX

Dear Mr. Cook:

On behalf of REXAM BEVERAGE CAN COMPANY (RBCC), ENVISION ENVIRONMENTAL, INC. (ENVISION) has prepared this letter in response to the Washington Department of Ecology (WADOE) Technical Memorandum dated July 24, 2019 concerning environmental investigations undertaken at the above-referenced property (the Site). The Technical Memorandum provided the WADOE comments on the June 2019 Remedial Investigation Report – Indoor Air Quality Sampling, which was prepared by ENVISION.

This letter provides ENVISION's responses to the WADOE comments. This letter also provides a summary and update of the efforts to obtain offsite access to properties located downgradient of the Site for the purpose of installing groundwater delineation monitoring wells. As discussed during a telephone conversation between John Weakliem of ENVISION and yourself on May 28, 2019, to date, ENVISION has not been able to obtain access to install the offsite monitoring wells proposed in the July 10, 2018 Progress Report.

WADOE Comments on Remedial Investigation Report and ENVISION Responses

The WADOE comments are listed below in italics. ENVISION's response follows each comment and is shown in plain text.

- *"Benzene was detected in soil gas and indoor air (IA) above the respective screening levels and" [Model Toxics Control Act] "MTCA IA cleanup levels (CULs). Please elaborate on the presumption that the contaminant concentration ratios of IA and in soil-gas deem the IA impacts from Benzene to be attributed to above-ground, non-point sources (pp.15 Envision June 2018)."*



The concentrations of benzene detected in the IA samples are not consistent with what would be expected to originate from the benzene concentrations observed in the extensive groundwater, soil, and soil gas sampling conducted at the Site. The standard approach to assess the potential for VI is to compare groundwater concentrations of volatile organic compounds (VOCs) to screening levels. If groundwater contaminant concentrations exceed screening levels, the VI pathway requires assessment for that particular contaminant. In the most recent groundwater sampling event (February 2018), only MW-102 exhibited a detectable benzene concentration, at 0.53 µg/l, well below the most stringent Method C Groundwater VI screening level of 24 µg/l. Based upon these concentrations, in the course of a VI assessment, benzene would not be considered a contaminant of concern for VI in this situation.

Extensive soil sampling has found only three (3) detections of benzene, with a maximum concentration of 1.1 mg/Kg. The soil sampling results demonstrate that there is not a soil source for a large benzene impact to subslab soil gas (SSSG).

Finally, the SSSG sampling only found low concentrations of benzene in a limited number of soil gas samples. When an analyte in IA is attributable to VI, its concentration in IA will be lower than the concentration in SSSG due to attenuation by the building slab and subsurface conditions. The attenuation factor for the migration of SSSG to IA is not compound-sensitive but is based on the physical conditions of the soil, slab, and subbase. At the Site, analytes with very high SSSG concentrations such as 1,1,1-trichloroethane (up to 6,400,000 µg/m³) and 1,1-dichloroethane (up to 1,400,000 µg/m³) were only detected in IA at maximum concentrations of 63 µg/m³ and 10 µg/m³, respectively. In contrast, benzene, with a maximum observed SSSG concentration of 540 µg/m³, exhibited a maximum concentration in IA of 44 µg/m³. If benzene at the low concentrations observed in SSSG had resulted in impact to IA, then there would have been significant impact to IA by the analytes with much higher SSSG concentrations, such as 1,1,1-trichloroethane and 1,1-dichloroethane, because there would have been little attenuation from concentrations present in SSSG to the concentrations present in IA.

ENVISION also reviewed the IA results with RBCC to determine if hitherto unidentified sources of benzene could be present at the Site. Facility personnel were not aware of any materials stored or used at the Site that would be sources of benzene. However, they noted that an air intake unit is located on the roof of the building above the sample location that exhibited the highest benzene concentration in IA. The exterior ambient air samples (which were collected in the breathing zone just above ground level) both exhibited low concentrations of benzene. State Route 167, a major divided highway, is located on an elevated embankment just to the southeast of the Site. Emissions from vehicles on the highway, which is at a similar level as the Manufacturing Building roof, could be pulled into the interior of the building. Given the heavy traffic that is typical of this highway, elevated concentrations of benzene associated with this source would not be unexpected.

- *"Ecology does not concur with the development of CULs protective of indoor air, as the Site is not completely characterized. Establishing Cleanup Standards is premature at this time. Additionally, Envision indicated that IA is not impacted from the subsurface release,*



therefore the establishment of CULs protective of IA is not justified. Ecology requests the use of MTCA Method C CULs (cancer) for impacted soil and groundwater for all previously identified contaminants of concern (CoCs). After the Site is completely characterized, Cleanup Standards (CULs and Points of Compliance [POCs]), can be established."

During the above-referenced telephone conversation of May 28, 2019, ENVISION asked if it would be possible to move forward with developing soil and groundwater CULs before obtaining data from the proposed offsite downgradient monitoring wells given the difficulties experienced in obtaining access to these properties to date (see the response to the following bullet for a summary of the efforts and difficulties in obtaining access). ENVISION desired to commence this effort so that development of CULs was not held up waiting for the offsite monitoring well data. The data from the offsite wells could be incorporated into the development of the CULs when it became available. Based upon this May 28, 2019 telephone conversation, it was ENVISION's understanding that this was acceptable, with the provision that some changes in the CULs might be necessary based on the subsequent offsite groundwater results.

In reference to CULs which are protective of IA, the intent is that the final soil and groundwater CULs, which are to be established, will be protective of all environmental media under future reasonable exposure scenarios. ENVISION was not suggesting that CULs for IA be developed, only that soil and groundwater CULs accounted for this potential exposure pathway.

- *"As mentioned previously, the Site is not completely characterized. Provide an additional updated time line as to when the Site will be characterized. Characterization and subsequent cleanup must be performed within a reasonable time frame. The Site has been in the Ecology State Voluntary Cleanup Program since 2002. If characterization activities continue to be unresolved, this Site is better-suited under the Ecology formal cleanup program."*

With respect to the statement that the Site is not completely characterized, ENVISION contends that the only area for which characterization remains to be completed is the lateral extent of the groundwater impact above the MTCA Method C CULs to the northwest and west (downgradient) of the Site. ENVISION also contends that the data obtained to date demonstrates that the lateral extent of the groundwater plume in this direction is very limited. The following briefly summarizes the findings of the Site investigation to support this contention.

Potential sources of contamination were identified and investigated during phased investigations. As the property is an active manufacturing facility, these investigations had to be scheduled to account for facility production schedules. The Site operates 24/7 for 364 days per year. The locations of the potential source areas and contaminants are provided on the figure and table enclosed as Attachment 1 (these were submitted in the 2015 Interim Remedial Investigation Report). In summary, these locations of potential sources of contamination are:

- Current Front End – This area comprises the cuppers and bodymakers that form the can bodies, along with the associated shallow floor trench systems and the Filter Sump Tank. This area is located in the north end of the Manufacturing Building. Expansion joints are



present between concrete floor slabs, along with several minor floor cracks in the concrete. During facility operation, the floors and trenches are typically oily. Inspection of trench systems (the Filter Sump Tank could not be inspected) was conducted by ENVISION, and significant breaches of integrity were not observed. Sampling has determined impact to soil, groundwater, and soil gas in this area, apparently due to surface releases penetrating floor joints and cracks.

- Schneider Filter Pit – This concrete-lined pit is approximately 10 feet deep and is used for collecting and filtering used oil from the bodymaking process. It is located in the north end of the building, in the Front End area. This system could not be inspected by ENVISION; however, based on sampling results, releases from the base of the pit have not occurred; shallow soil impact is commingled with impact from the Front End.
- Baler – This area is used to compress scrap aluminum into bales for offsite recycling. Oily scrap is delivered by an overhead vacuum conveyor system. The baler unit is surrounded by a shallow floor trench system and shallow sump to collect oil. Deteriorated expansion joints and cracks in the concrete floor were found during inspection of the area. Sampling has determined impact to soil, groundwater, and soil gas in this area, apparently due to surface releases penetrating floor joints and cracks.
- Hydraulic Oil Release from Baler, 2011 – In December 2011, approximately 10 to 15 gallons of hydraulic oil were released from a pressure fitting on the baler through the overhead door at the northeast corner of the Manufacturing Building. The hydraulic oil flowed onto the adjacent asphalt pavement and a portion of the oil flowed to the east edge of the pavement, slightly impacting the adjacent soil and gravel area. The oil was cleaned from the pavement and impacted shallow soil and gravel excavated.
- Former Front End – The Former Front End was located in the central part of the Manufacturing Building until the late 1980s - early 1990s when it was relocated to its current location. The Former Front End was similar to the Current Front End, although smaller. The area is currently used for storage of aluminum coils and cans, and chemical storage for the can washer (primarily acids and bases). Sampling has determined impact to soil, groundwater, and soil gas in this area, apparently due to releases penetrating former joints and cracks in floors and the associated shallow floor trench system (now filled).
- Aboveground Storage Tanks (ASTs) - ASTs are present on the west side of the Manufacturing Building. Soil sampling by others did not indicate any impact was present in this area.
- Former Underground Storage Tank (UST) - A 12,000-gallon UST containing used lubrication oil was formerly located outside the north end of the Manufacturing Building. The UST was located in a concrete spill containment vault. This tank was removed in October/November 1998. Although minor spills and overfills had apparently occurred, these were limited to the



pea gravel fill within the vault. The vault was observed to have no breaches of integrity. No impact to adjacent soil was evident based on soil sampling.

- Exterior Drum/Chemical Storage Area – The covered Drum/Chemical Storage Area is located in a paved area south of the Manufacturing Building. Soil sampling by others and groundwater monitoring by ENVISION have shown no impact in this area.
- Former Air Compressor Blowdown, Rail Siding – Two (2) air compressor blowdown lines formerly discharged near the rail siding located on the eastern side of the Manufacturing Building. During previous investigations, free product was observed in the railroad ballast. In 2007, all soil and groundwater impact in this area was remediated by excavation of impacted material and replacement with clean fill.
- Wastewater Treatment Building – This area is located adjacent to the west side of the Manufacturing Building and was constructed in the late 1980s – early 1990s. A concrete vault, approximately 10 feet deep, and a series of shallow floor trenches are used to collect and treat process wastewater before discharge to the sanitary sewer system. These areas were inspected by ENVISION. Soil sampling has shown no soil impact in this area. Groundwater sampling has found groundwater impact, the source of which is apparently the Former Front End, which is located east of the Wastewater Treatment Building.
- Drum/Flammable Storage Room – This area is located in the southwestern corner of the Manufacturing Building. Soil and groundwater sampling by others did not indicate impact from this potential source area.

As noted, this work included detailed physical inspections of accessible subgrade structures, review of available historical documents, interviews with facility personnel, and sampling of environmental media if the information obtained indicated that releases had potentially occurred at these areas. In addition, remediation was conducted to address the readily accessible areas of the 2011 Hydraulic Oil Release and the Former Air Compressor Blowdown.

Soil Characterization

The figures included as Attachment 2 depict the locations of the soil samples collected during the investigations conducted at this Site (both those collected by ENVISION and those collected by previous investigators). Samples were analyzed for the contaminants potentially present in each area of concern. The investigation has shown the primary contaminants of concern in soil are VOCs and total petroleum hydrocarbons (TPH). The figures included in Attachment 3 depict the extent of select VOCs and TPH above MTCA Method A CULs (the distribution of the concentrations of the other VOCs detected mirrors the VOCs which were plotted). These results show that the main area of impact is the area of the Former Front End. The extent of this impact has been delineated laterally and vertically. In addition, impact is present beneath the Current Front End; where the contaminant concentrations are lower, and the volume of impacted soil is less than in the Former Front End. The extent of impact in this area is also



delineated. The Former Front End has been identified as the source area for the most significant impact at the Site.

The soil impact is located beneath the Manufacturing Building, with the exception of a small area at the northeastern corner of the building, which extends several feet from the building wall and is located beneath asphalt pavement. All soil impact is located beneath impervious cover and the extent of soil impact at the Site has been delineated.

Groundwater Characterization

Groundwater monitoring has shown that shallow groundwater flow is generally to the west and northwest across most of the Site. The figure included as Attachment 4 depicts the groundwater elevation contour map from February 2018 (the latest round of groundwater monitoring); the previous groundwater flow directions show no essential differences. The investigation has shown the primary contaminants of concern in groundwater are chlorinated VOCs and 1,4-dioxane. The figure included as Attachment 5 depicts the detected VOC and 1,4-dioxane concentrations in the February 2018 monitoring event. The VOC concentrations in groundwater have shown a major decrease over the course of the investigation; tables of the concentration trends from 2005 - 2018 are included as Attachment 6. In addition, graphs of the trends for contaminants that have been detected at elevated concentrations in individual wells are enclosed in this attachment. These depict overall decreases in concentration with time; indicating that the groundwater contaminant plume is stable or decreasing rather than expanding. In addition, the data shows that groundwater impact is confined to shallow groundwater, as deep well MW-201, located immediately downgradient from the source area in the central portion of the Manufacturing Building, has exhibited no impact above regulatory standards (with the exception of a trace detection of vinyl chloride in the initial sampling event in 2005). If downward migration of impacted groundwater had occurred, this well would certainly exhibit impact.

Soil Gas Characterization

Extensive soil gas sampling (both SSSG and shallow soil gas) was conducted both to provide an initial assessment of the potential for VI, and to serve as a reconnaissance tool to help identify the source of the groundwater contamination. Attachment 7 contains the figures depicting the soil gas sample locations as well as the soil gas analytical results table. These data clearly show the extent of VOC impact to soil gas is restricted to the area beneath the Manufacturing Building footprint. The data shows that two (2) source areas of VOCs (primarily chlorinated VOCs) are present; one in the area of the Former Front End, and another in the area of the baler in the Current Front End. The data also indicates the extent of contamination in each source area. The extent of the source area in the Former Front End is larger and the SSSG concentrations are higher than in the area of the baler. Soil gas samples collected along the northern and western property lines generally exhibited low concentrations of VOCs, with few detections of chlorinated VOCs. These results indicate that the potential impact to offsite groundwater is likely limited.



In summary, all potential source areas and release pathways have been identified, inspected, and sampled when warranted. The source areas for the soil and groundwater impacts have been identified, characterized, and delineated vertically and laterally. The main volume of soil impact is beneath the central part of the Manufacturing Building, and this has been shown to be the primary source of the impact to shallow groundwater. A secondary source area is located beneath the northern part of the Manufacturing Building, but it is much smaller in area and exhibits lower soil contaminant concentrations than does the area beneath the central part of the Manufacturing Building. The impacted soil in both areas has been delineated laterally and vertically.

The lateral and vertical extent of the onsite groundwater impact is likewise known, and in combination with soil gas results, does not indicate that extensive migration of contaminants has taken place. The deep well installed immediately west (downgradient) of the main source area of the groundwater contamination (MW-201) has not shown groundwater impact. If deeper groundwater had been impacted, an absence of impact in this well would be unlikely.

Thus, the only major characterization issue that remains to be addressed is the lateral extent of the shallow groundwater contamination downgradient of the Site.

In correspondence dated August 15, 2018, WADOE required the installation of a shallow well upgradient of MW-101 and MW-108, and a deep well in the area of MW-108. ENVISION noted there were existing onsite monitoring wells (MW-104 and MW-107) that are upgradient of MW-101 and MW-108, and in an e-mail dated February 6, 2019 indicated that it was unlikely that an additional upgradient well would provide useful information. In addition, ENVISION stated that the deep well near MW-108 would be installed during the same mobilization for the installation of the offsite shallow well installations. The WADOE, in an e-mail reply dated February 13, 2019, repeated the requirement for the installation of a monitoring well upgradient of MW-101 and MW-108.

Upon receiving the WADOE's February 13, 2019 e-mail, ENVISION contacted you to discuss the potential placement for the requested monitoring well upgradient of MW-101 and MW-108. During this telephone conversation, you had requested that ENVISION provide a figure showing the approximate property line locations, the highlighted locations of the upgradient wells, and the groundwater flow directions at the Site. ENVISION also noted in this call that ENVISION personnel would be onsite for the IA sampling from February 25 through February 27, 2019 and suggested an onsite meeting to review the monitoring well information and the actual Site conditions. The requested monitoring well information was provided in a February 18, 2019 e-mail (see Attachment 8). Unfortunately, a WADOE representative was unable to visit the Site during the IA sampling event.

In a March 18, 2019 e-mail to ENVISION, you had mentioned the following:

"In regards to the placement of a new MW, I'd like to await the results from the Feb. sampling event to determine the necessity for the advancement of the proposed MW, and determine if additional MWs are necessary. Once we have this Site characterized, we can move forward



with cleanup actions. Please update me ASAP once the results are obtained, then we can further assess any potential data gaps.”

As requested below, we would like to schedule a conference call with you to discuss Site characterization, including the placement of any additional monitoring wells required by the WADOE.

Summary and Status of Attempts to Obtain Offsite Access

During the 4th Quarter 2018, RBCC and ENVISION established communications with the owners of the following downgradient properties in order to obtain access to the properties to install offsite downgradient groundwater monitoring wells:

- 7650 South 228th Street (Sears Holdings Business Unit)
- 7908 South 228th Street (Graphic Impressions)
- 1221 North 2nd Avenue (Hermanson Corp.)
- 1215 North 2nd Avenue (Protective Coatings Inc.)

An example of the proposed Access Agreement that was submitted to each of the property owners was provided to the WADOE in our February 6, 2019 e-mail to you.

ENVISION initially only received feedback from three (3) of the property owners regarding the access request in which miscellaneous questions were raised by some of the property owners. Responses to any raised questions were provided. We did not receive any feedback from the Sears Holdings Business Unit property.

In order to address any remaining questions and concerns regarding the well installation and sampling activities, ENVISION offered to meet with the property owners during our time onsite conducting the IA sampling in February 2019.

Attachment 9 contains a figure showing the proposed offsite well locations and the downgradient property addresses. The purpose of the meetings was to address any further questions concerning the draft access agreements to install downgradient groundwater delineation monitoring wells on the above properties, and to describe the well installation and sampling process.

The proposed wells are intended to meet the requirement by the WADOE to delineate impacted groundwater downgradient of the Site.

During the IA sampling event in February 2019, John Weakliem of ENVISION met with the following representatives of properties to the north and west of the Site:

- Graphic Impressions (tenant)
7908 South 228th Street



On Monday, February 25th, ENVISION met with Shane DeLaCruz, a representative of the property owner (Davis Property & Investment). ENVISION met with Mr. DeLaCruz at the 7908 South 228th Street property. ENVISION noted that a well in the area was proposed to meet a requirement by WADOE to delineate groundwater to the north and west of the Site, in the direction of groundwater flow away from the Site. Additional wells were also proposed on other properties. ENVISION briefly described the well installation process, stating that the entire installation would take a ½ day at most. A licensed well drilling subcontractor would require the space for a drill rig and support truck for this timeframe. ENVISION would be onsite to supervise and oversee the work. The final well location would be adjusted based on the presence of underground utilities. The drilling subcontractor would call the public One-Call markout number, and a subcontracted private utility locator would also be retained by ENVISION to locate all utilities in the area, including private utilities that are not identified under the public markout. All wastes would be drummed, labelled, and staged in an area designated by the owner and/or facility personnel, and disposed of following receipt of the analytical information. Disposal arrangements and costs were the responsibility of RBCC. Subsequently, the well would be sampled quarterly. Each event would take approximately one hour and would only require an area of about 10 feet around the well. Again, all wastes would be containerized and disposed of following receipt of the analytical information by RBCC. ENVISION noted that they would work with facility personnel to minimize disruption of their activities throughout the process.

Mr. DeLaCruz noted that the property owner would prefer not to have a well installed at the property. He asked if the location could be changed. ENVISION noted that it could be adjusted to some extent; however, the WADOE would need to approve significant changes, such as relocating the well to the adjacent property. Mr. DeLaCruz noted that the owner would prefer any well to be located in the landscaped area between the 228th Street overpass and the parking area, rather than within the parking lot. ENVISION said that this would be contingent on the presence of utilities. Based on visual inspection of the landscaped area, there appeared to be underground electric and irrigation lines in the landscaped area.

Mr. DeLaCruz asked how long the sampling would be continued, and if there was a possibility that additional wells would be required. He noted that the owner was concerned that long-term monitoring or additional wells might be required. ENVISION stated that both issues would be dependent upon the analytical results. Upon WADOE approval that the well was no longer needed, the well would be sealed by a licensed subcontractor. However, this would depend upon WADOE approving this course of action.

Mr. DeLaCruz stated that he would provide the information to the property owner. He noted that he thought the owner would ultimately prefer the well not to be located on their property. In a February 27, 2019 e-mail to ENVISION, Mr. DeLaCruz stated the following: *"I met with John Monday and after looking over things and talking with Ownership of the Property, we are not comfortable with allowing a monitoring well on the Property. More than likely, the Landscape Island is not going to work with all the utilities contained within. Having it in a parking area or drive lane is not ideal as well with the inconvenience to our Tenant during construction and monitoring times. On top of that, with the shared access with our neighbors, you will be entering through their Property first, so that would seem to be the best spot for a monitoring well slightly*



West on that piece. John did mention that groundwater flow should be heading West anyway. We also do not want to open things up to the potential of more wells being requested.”

- Hermanson Company LLC (Hermanson)
1221 North 2nd Avenue

On Wednesday, February 27th, ENVISION met with Hermanson representatives (Ms. Jana Burbank, Mr. Tom Nolan, and Mr. Erich Holcomb). ENVISION met with the Hermanson representatives at the 1221 North 2nd Avenue property and explained the well installation and sampling process as had been done with Mr. DeLaCruz. In addition, ENVISION showed them Site wells MW-105R and MW-201 to show what the installed well would look like. ENVISION also explained that the well could be installed in the landscaped strip adjacent to their parking lot, if sufficient underground utility clearance was available. ENVISION noted that they would work with facility personnel to minimize disruption of their activities throughout the process.

Ms. Burbank had forwarded an e-mail that she had received from Dave McNear of Hermanson the previous afternoon concerning the draft access agreement. Mr. McNear posed numerous questions and concerns in the e-mail. ENVISION stated that they would prepare a response to these questions and e-mail it to Hermanson upon client approval. No additional questions or concerns were raised by the Hermanson personnel during the meeting.

Attachment 10 contains a copy of ENVISION's July 1, 2019 e-mail that provides information relative to each of the questions raised by Hermanson following the onsite meeting. ENVISION has followed up with Ms. Burbank regarding the access issue over the course of July and August and she has informed us that the issue is still under review.

Prior to conducting the IA sampling in February 2019, ENVISION also reached out to the following downgradient property to determine if they would like to meet to review the access issue:

- Protective Coatings Inc. (PCI)
1215 North 2nd Avenue

ENVISION spoke to Chris Kottman of PCI and offered to meet with him to provide the same information as for the other properties. ENVISION had previously been in contact with Tufan Yasar of PCI concerning the proposed access agreement. Mr. Yasar had been promoted and Mr. Kottman now fills Mr. Yasar's position at PCI. Mr. Kottman said that he would get back to ENVISION concerning the offer to meet.

ENVISION called Mr. Kottman later in the IA sampling field event in February 2019. Mr. Kottman said that he had mentioned the offer of a meeting to the persons who are reviewing our request for access. They directed him not to meet with ENVISION and did not provide any additional information.



As we mentioned in your telephone conversation with John Weakliem of ENVISION on May 28, 2019, PCI is in the Voluntary Cleanup Program (VCP Project Number NW2843). The Facility Site ID number is 85155236; the Cleanup Site ID is 12337.

- 7650 South 228th Street (Sears Holdings Business Unit)

ENVISION did not have any initial success in contacting the remaining downgradient property owner located at 7650 South 228th Street. Based upon communications with an onsite representative at this location during the 4th Quarter 2018, ENVISION was advised to send the draft access agreement package to the Sears Legal Department in Chicago, IL. Based upon a recorded message at the Sears Legal Department, the package was sent via fax to Sears. However, no further communications were established with Sears regarding this issue. In April 2019, we noticed that this property was recently sold to CenterPoint Properties Trust based upon updated information in the online County tax records. ENVISION reached out to CenterPoint Properties in Los Angeles, CA to review the access issue and determine who the package should be submitted to. On April 17, 2019, ENVISION submitted the Draft Access Agreement Package to Ivette Walker of CenterPoint Properties.

In late April 2019, ENVISION received a call from John Houlihan of Houlihan Law, legal counsel for CenterPoint Properties. According to Mr. Houlihan, CenterPoint Properties conducted environmental due diligence on the property prior to recently purchasing it. The due diligence included soil and groundwater sampling. Unfortunately, the groundwater sampling was conducted with temporary monitoring wells, which no longer exist onsite. Mr. Houlihan said that they could share this data with us, and hopefully, eliminate the need to install any monitoring wells on their property.

In a May 7, 2019 e-mail, Mr. Houlihan provided ENVISION with data tables and a figure showing sample locations for sampling conducted in August 2018 on this property as part of their due diligence (see Attachment 11). In his e-mail, Mr. Houlihan states: *“CenterPoint is not inclined to consent to the well placement. As I mentioned, when CenterPoint recently acquired the property, the limited phase 2 work did not indicate any soil or groundwater impacts at the selected sampling locations.*

I have attached the sampling location map and data tables for your review and information. As you can see, there is a datapoint in the area you proposed to install a well. The soil and ground water data do not show any detections for the tested analytes.”

It appears that CenterPoint’s sample location FB-01 is in the location where we proposed to the WADOE to install an offsite downgradient monitoring well. Based upon CenterPoint’s sampling (soil and groundwater) of this property, no concentrations of VOCs, PAHs, or petroleum hydrocarbons of concern were detected above any regulatory standard. This property is located directly downgradient from the Site across South 228th Street. Of the samples analyzed, only one (1) soil sample exhibited a low concentration of TPH – Oil Range Organics (340 mg/Kg). Sample FB-01 exhibited only a low concentration of acetone in soil; the remaining soil samples exhibited low concentrations of acetone and 2-butanone. One (1) groundwater sample exhibited



a low concentration of TPH - Diesel Range Organics (330 µg/l); another exhibited a trace concentration of phenanthrene and carbon disulfide. The absence of Site contaminants of concern indicates that there has been no impact to this property from the Site.

As can be seen, RBCC and ENVISION have attempted to access these downgradient properties to install groundwater delineation monitoring wells. After almost a year of effort, we have not been granted access to any property to date. We would like to schedule a conference call with you to determine the next steps that need to be taken regarding this issue, including a review of the CenterPoint Properties' sampling data.

In summary, RBCC and ENVISION wish to stress that the intent has always been to investigate and remediate the Site in as expeditious and cost-effective manner as possible. We would like to point out that the delays encountered during the course of the investigation are not the result of delays or inaction by RBCC or ENVISION, but have been imposed by circumstances beyond the control of either party, or to a much lesser extent, by the normal operation of a manufacturing facility.

During the course of the investigation, the following have been encountered:

- The South 228th Street Grade Separation Project – South 228th Street is located along the northern boundary of the Site. The street originally crossed the adjacent railroad tracks at grade. Construction of an underpass was considered in the early 2000s, which resulted in a number of meetings and correspondence with the City regarding the anticipated construction activities and its effects on the VCP investigation. An overpass was eventually decided upon by the City and its construction commenced in approximately 2006 and continued until approximately 2009. However, numerous changes in schedule had impacted the ability to make progress on the VCP investigation from approximately 2004. During this time, the design of the grade separation was changed from an underpass to an overpass, the northern side of the Site was greatly modified, and several monitoring wells in this part of the Site were damaged;
- Four (4) different WADOE Case Managers have been assigned to the case from 2015 to the present. This results in time being needed for each new Case Manager to become familiar with the Site and the issues;
- Considerable increase in Site production began in about 2007, which necessitated that work inside the building be conducted during short maintenance shutdowns. The main areas of concern are located beneath the building, and their characterization was a critical step in developing a remedial strategy; and
- Even though a change in ownership of the responsible party occurred in 2016, the completion of the VCP filing, including the remediation of the property remains a top priority for RBCC.



There have been other minor challenges that affect the progress of the investigation as well. With the need to assess offsite downgradient locations, the difficulties in obtaining offsite access are now impacting progress.

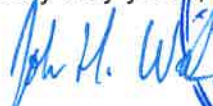
Again, RBCC and ENVISION are committed to completing the cleanup of the Site in a timely manner and in accordance with the regulations. We have endeavored to keep the various Case Managers informed and have always been willing to work to resolve issues in a technically defensible manner.

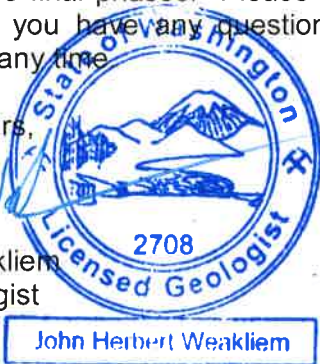
As such, we would like to schedule a conference call with you in September to review the following:

- Issues and information identified in this letter;
- Characterization of Site soil, groundwater, soil gas, and indoor air conditions;
- Steps to address any data gaps;
- Installation of additional shallow and deep groundwater monitoring wells onsite;
- Next steps for offsite access to install downgradient monitoring wells;
- Development of CULs;
- Preparation of a Remedial Investigation Report and Remedial Action Workplan; and
- Update of an implementation schedule.

ENVISION appreciates your continued assistance with this case and looks forward to working with you in the final phases. Please let us know your availability for a September conference call. Should you have any questions or require additional information, please feel free to contact us at any time.

Very truly yours,


John H. Weakliem
Senior Geologist



Mark P. Roman
President