

TAYLOR WAY AND ALEXANDER AVENUE FILL AREA PARCEL OWNERSHIP, ACTIVITIES, AND RELEASES.

Owner/Operator	Parcels (APNs)	Dates of Ownership or Operation	Activities	Releases	References
<b>CleanCare Parcels</b>					
Solidus/Clean Tech/CleanCare	0321352050	~1982-1999	Chemical and petroleum recycling	Lime-solvent sludge and dredge fill are present beneath this parcel. Improper handling and storage during CleanCare's operation resulted in a number of spills and leaks, with subsequent contamination of soils, stormwater, and groundwater. Ecology inspection reports for the facility noted lack of proper containment, leaking drums and tanks, and spills. Spills also occurred due to vandalism from metal thieves after CleanCare ceased operations in 1999. Petroleum contamination is present in soil and groundwater.	Dames & Moore (1982), EPA (1979), GeoEngineers (2008), Hart Crowser (1986), Landau (2006), Pierce County title records, PSC (2005), PTI (1989), SAIC (1990), TPCHD (2002, 2003), U.S. District Court documents.
Pierce County (tax title foreclosure)		2009-present	Abandoned industrial facility. No active use.		
Don Oline (owner)	0321352066 (Formerly 0321352052, 0321352802)	1969-1981	Filling of wetlands with waste materials. Oline operated an unpermitted landfill on this parcel during his ownership.	From 1961 to 1981, lime wastes, auto fluff, and Occidental lime-solvent sludges were disposed of on this parcel. Improper handling and storage during CleanCare's operation resulted in a number of spills and leaks, with subsequent contamination of soils, stormwater, and groundwater. Ecology inspection reports for the facility noted lack of proper containment, leaking drums and tanks, and spills. Spills also occurred due to vandalism from metal thieves after CleanCare ceased operations in 1999. Metals, petroleum hydrocarbons, chlorinated VOCs contamination is present in soil and groundwater. PCBs contamination is present in soil.	
Solidus Poligen Lilyblad Northwest Processing CleanCare		1981-1999	Tank farm constructed in 1975. Chemical and petroleum recycling beginning in the late 1970s to 1999.		
Pierce County (tax title foreclosure)		2009-present	Abandoned industrial facility. No active use.		
Mutual Fir Column Company	0321352054	1923 to ~1970-71	Lumber milling and planing.	In the 1950s, Mutual Fir Column Company discharged methylmercuric phosphate waste from their sump into a shallow bog near their plant. This bog is thought to have been located on what is now the PSC/Burlington facility. Wood waste and lime-solvent sludge are mapped as extending beneath this parcel. In April 2000, CleanCare Corporation pleaded guilty to two felony counts of violating the Clean Water Act. Improper handling and storage during CleanCare's operation resulted in a number of spills and leaks, with subsequent contamination of soils, stormwater, and groundwater. Ecology inspection reports for the facility noted lack of proper containment, leaking drums and tanks, and spills. Spills also occurred due to vandalism from metal thieves after CleanCare ceased operations in 1999. Metals, petroleum hydrocarbons, chlorinated VOCs contamination is present in soil and groundwater. PCBs contamination is present in soil.	
Lindal Cedar Homes		~1970-71 to 1982	Manufacturing of precut homes, cabins, and other buildings.		
Solidus Corporation		1982-1994	Storing, processing and recycling waste oil, waste		
CleanTech, Inc.		1994-1995	antifreeze, used solvents, and other petroleum and		
CleanCare Corporation		1995-1999	hazardous substances.		
Pierce County (tax title foreclosure)		2009-present	Abandoned industrial facility. No active use.		

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<b>PSC Parcels</b>					
Pierce County	<b>0321352043</b>	1926-1942	Unknown	Lime wastes and petroleum contamination are present in soils beneath this parcel. Light non-aqueous phase Liquid (LNAPL) petroleum hydrocarbons are also present in groundwater	PTI (1989), PSC (2005)
Port of Tacoma		1942-1962	Unknown		
Educators Manufacturing Company		1962-1969	Unknown		
Don and Alba Oline (owner)		1969-1980	Filling of wetlands with waste materials. Oline operated an unpermitted landfill on this parcel during his ownership.		
D. Gordon and Virginia Potter, Wallace and Edna Clark, and Emmerson and Lillian Potter (lessees)		1976-1980			
D. Gordon and Virginia Potter, Wallace and Edna Clark, and Emmerson and Lillian Potter (owners)		1980-1982	Unknown		
ChemPro/Burlington Environmental		1982-present	Waste oil handling and storage; chemical waste recycling		
Don and Alba Oline (owner)	<b>0321352044</b>	1965-1980	Filling of wetlands with waste materials. Oline operated an unpermitted landfill on this parcel during his ownership.	Wood wastes, General Metals auto fluff, Domtar Industries lime wastes, and Occidental lime-solvent sludge were disposed on this parcel while the Olines owned it. Soil constituents above screening levels include metals, petroleum hydrocarbons, chlorinated volatile organic compounds (VOCs), and polychlorinated biphenyls (PCBs). Groundwater constituents above screening levels include petroleum hydrocarbons, metals, and chlorinated VOCs.	PTI (1989), EPA 1979, PSC (2005), GeoEngineers (2008), SAIC (1990)
D. Gordon and Virginia Potter, Wallace and Edna Clark, and Emmerson and Lillian Potter (lessees)		1976-1980			
D. Gordon and Virginia Potter, Wallace and Edna Clark, and Emmerson and Lillian Potter (owners)		1980-1982	Unknown		
ChemPro/Burlington Environmental		1982-present	Waste oil handling and storage; chemical waste recycling		
Don Oline (owner)	<b>0321352053</b> (Note: this parcel is shown as Area 1 on Hart Crowser (1986) Figure 1 and is also referred to as 'Parcel A' in historical documents).	1969-1981	Filling of wetlands with waste materials. Oline operated an unpermitted landfill on this parcel during his ownership.	Oline sequentially filled in wetland areas on the parcel and then leased filled-in areas to others. Between 1969 and 1975, dredge spoils, lime wastes, solvent lime waste, auto fluff, and gravel were deposited on the parcel. An oil holding pond was constructed in 1970 and was filled-in with General Metals auto fluff around 1975. "Considerable" amounts of oil dumped to the ground surface. Spills and leaks from the ChemPro chemical processing unit (predominantly chromic or nitric acid) occurred between 1978-81. Other materials that may also be spilled/leaked at the facility include cyanide sludges, solvent still bottoms, electroplating waste acids, phenols, chelating agents, and paint sludges. Ecology inspection reports from 1983 note other spills and releases. Soil constituents above screening levels include metals, petroleum hydrocarbons, and chlorinated VOCs. Groundwater constituents above screening levels include petroleum hydrocarbons, metals, and chlorinated VOCs.	PTI (1989), Hart Crowser (1986), SAIC (1990), PSC (2005), GeoEngineers (2008)
Solidus Corporation (owner)		1981-1992	Waste oil handling and storage; chemical waste recycling		
ChemPro/Philip Environmental Inc. (owner)		1992-present			
<b>Lessees:</b>					
Aero Oil (Acology Oil)		1970-1973	Oil storage/refining and waste oil recycling		
Puget Sound Industrial Petroleum		1973-1974			
ChemPro of Oregon		1974-1975	Waste oil handling and storage; chemical waste recycling		
ChemPro		1975-1986			
Poligen/Northwest Processing (easement only)	1977				

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Don and Alba Oline (owner)	<b>0321352062</b> (Formerly 0321352002, 0321352041, and 0321356004)	1965-1980	Filling of wetlands with waste materials. Oline operated an unpermitted landfill on this parcel during his ownership.	Lime waste and/or lime-solvent sludge, auto fluff, and wood waste fill are present beneath this parcel. Soil constituents above screening levels include metals, petroleum hydrocarbons, and PCBs.	PTI (1989), PSC (2005), Floyd/Snider (2007a), GeoEngineers (2008).
D. Gordon and Virginia Potter, Wallace and Edna Clark, and Emmerson and Lillian Potter (lessees)		1980-1982	Unknown		
ChemPro/Burlington Environmental Inc.		1982-present	Waste oil handling and storage; chemical waste recycling, various light manufacturing uses and truck trailer and container repair.		
Various wood manufacturing (including Simpson, Mutual Fir Column Company, Shaffer Box Company, and Kanaskat Lumber and Shingle Company)	<b>0321263003,</b> <b>0321263024</b>	1920s to mid-1940s	Storage of various materials.	Lime waste fill is present beneath the southern portion of these parcels. Auto fluff fill is present beneath much of these parcels. Wood waste fill is present throughout almost the entire portion of the these parcels. Soil constituents above screening levels include metals, petroleum hydrocarbons, and PCBs.	PSC (2005), Floyd/Snider (2007a).
Tacoma Powdered Metals		late 1940s	1940s to 1980s: aerial photos and historical topographic maps show various grading, filling, and excavation activities. Some of the filling activities occurred during the Oline's ownership. The property was also used for storage of various materials. For example, the 1950 Sanborn Fire Insurance Map shows a large hog fuel pile in the NW corner of the property.		
Buffelen Manufacturing Company		1950s			
Educators Manufacturing Company		1960s			
Don and Alba Oline		1969-1975			
D. Gordon and Virginia Potter, Wallace and Edna Clark, and Emmerson and Lillian Potter (owners)		1975-1982?	Storage and repair of truck trailers and/or containers.		
Freeway Containers (current operator)		mid-1980s to present	See above.		
ChemPro/Philip Environmental Inc. (owner)	1982-present				

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<b>Port of Tacoma Parcels</b>					
Mutual Fir Column Company and/or Buffelen Lumber & Manufacturing	0321356008, 0321267005, 0321355007	Mid-late 1920s to 1974	Lumber milling and planing. Lindal Cedar Homes leased portions of the property for manufactured homes construction from 1975-1983. Brazier Lumber also leased a portion of the parcels from 1984-85.	Originally, the area comprising the parcels consisted of undisturbed tideflats. Filling of the Tacoma Tideflats began in the 1920s. By 1936, the northeastern portion of these parcels was developed with several manufacturing buildings, one of which was physically connected to the larger Buffelen facility (located across Taylor Way), via an elevated conveyor structure. The southern portion of the parcels remained undeveloped tidal marsh until the late 1960s when the last remnant of the original tidal marsh was replaced by a large ponded area as a consequence of filling adjacent properties and isolation of the marsh waters. By 1974, the pond had been filled as it was no longer visible in historical aerial photos from this period. Materials encountered in test pits during the ProLogis Remedial Investigation included wood debris, lumber fragments, plastic, bricks, rubber hoses, scrap metal, glass, construction debris, and auto parts. Lime waste was also confirmed in two areas. Results from soil samples confirm that petroleum hydrocarbons, metals, semi-volatile organic compounds (SVOCs), and metals exceed screening levels at selected locations. In groundwater, SVOCs and metals exceeded screening levels.	PSC (2005), Floyd Snider (2006, 2007b)
AOL Express		1982-1989	Warehousing.		
ProLogis Development Services		1989-2007			
Port of Tacoma		2007-present	Demolished former lumber facility. Subdivided parcels. Planning for future development. Temporary storage of new cars (2015-16).		
Educators Furniture and Supply Educators Manufacturing Company	0321352063	1963-71	The parcel was predominantly marsh lands up until the late 1950s. Initial development occurred in 1958 when the first two buildings were constructed in the northern portion of the parcel. Based on the presence of lime waste and auto fluff and aerial photo review, this parcel was included in the Don Oline unpermitted landfill.	Auto fluff and/or lime waste were observed in borings GP-31 and GP-17. Metals and petroleum hydrocarbons exceed MTCA soil screening levels in selected sampling locations. LNAPL petroleum hydrocarbons are also present in groundwater.	PSC (2005), Floyd Snider (2007c)
Protective Packaging		1973-75	1973 to present: various light manufacturing uses and truck trailer and container repair.		
Burns International Security		1976-79			
Unico Industrial Services		1977-86			
North Coast Custom Boat Makers		1987-89			
Vacant		1990-95			
Handan Container Services		1996-present			
Potter Property LLC (owner)		?-2008			
Port of Tacoma (owner)		2008-present			
City of Tacoma	0321263045, 0321352064	?-2008		Wetlands/marsh area that was historically used for periodic dumping and landfilling from 1946 until at least 1991.	The eastern portion of this area is included on maps showing the extent of Don Oline landfill lime waste, auto fluff, and wood waste. A 1967 aerial photo shows a heavily used road running NE-SW across the parcels from Alexander Avenue that was apparently used for dumping lime waste.
Port of Tacoma		2008-present	Vacant industrial land.		

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