OLD BREMERTON GAS WORKS SITE

MCCONKEY PROPERTIES

TARGETED BROWNFIELDS ASSESSMENT

BREMERTON, WASHINGTON

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ABBREVIATIONS AND ACRONYMS

AAI	All Appropriate Inquiries
AST	above-ground storage tank
ASTM	American Society for Testing and Materials
bgs	below ground surface
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CFR	Code of Federal Regulations
CORRACTS	Corrective Action Report System
CSCSL	Confirmed and Suspected Contaminated Sites List
CSO	Combined Sewer Overflow
DNR	Washington Department of Natural Resources
DoD	Department of Defense
Ecology	Washington State Department of Ecology
EDR	Environmental Data Resources
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	environmental site assessment
FUDS	Formerly Used Defense Sites
LQG	Large Quantity Generator
LUST	leaking underground storage tank
McConkey Properties	Property 1 and Property 2
NFRAP	no further remedial action planned

ABBREVIATIONS AND ACRONYMS (Continued)

NPL	National Priorities List (Federal "Superfund" List)
PAH	polycyclic aromatic hydrocarbons
PCB	polychlorinated biphenyl
ppm	parts per million
Property 1	McConkey Center Property
Property 2	McConkey Waterfront Property
PSE	Puget Sound Electric
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
SHA	site hazard assessment
subject properties	Old Bremerton Gas Works Site
SQG	small quantity generator
SWLF/LF	State solid waste disposal and landfill
TBA	targeted Brownfields assessment
TDD	Technical Deliverable Document
TechLaw	TechLaw, Incorporated
TSD	Treatment, Storage, and Disposal
USC	U.S. Code
USGS	U.S. Geological Survey
UST	underground storage tank
VCP	Voluntary Cleanup Program

1.0 INTRODUCTION

The objective of a Phase I environmental site assessment (ESA) is to gather readily ascertainable information regarding current and historical activities on or adjoining a subject property. This information is used to evaluate whether known or suspect environmental concerns related to hazardous substances or petroleum products exist in association with the subject properties and adjoining properties.

This Phase I Targeted Brownfields Assessment (TBA) was conducted as part of the U.S. Environmental Protection Agency (EPA) Brownfields Economic Redevelopment Initiative. This initiative is designed to empower states, cities, tribes, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse Brownfields sites (EPA 2002). The specific scope of services for this Phase I TBA is detailed in contract number EP-S7-06-03, Technical Deliverable Document (TDD) 06-07-0005, between EPA Region 10 and TechLaw, Incorporated (TechLaw). This task order requires TechLaw to conduct a Phase I TBA at the Old Bremerton Gas Works Site (subject properties) located at 1725 Pennsylvania Avenue in Bremerton, Washington.

This TBA was conducted in accordance with the current American Society for Testing and Materials (ASTM) Standard E 1527-05. The purpose of this assessment was to identify ASTM-Recognized Environmental Conditions (RECs) (see Section 1.2 for definition) that may exist on the subject properties and to assess whether environmental impacts are because of current and past on-site or nearby activities. Identification or sampling of suspect asbestos-containing materials, radon, wetlands, lead-based paint, or lead in drinking water are not considered to be within the scope of the ASTM standard and were not part of this investigation.

The subject properties are located approximately one mile north-northwest of downtown Bremerton (Figure 1-1 and Figure 1-2). Three properties are part of the subject properties. Two of the properties belong to Trip McConkey (Mr. McConkey) and one of the properties belongs to Natacha Sesko (Sesko Property). This Phase I TBA contains information relevant to the McConkey Properties. These properties are currently Penn Plaza Industrial Park. Penn Plaza Industrial Park offers self storage rental, office space rental, warehouse rental spaces for storage or commercial tenants, and is currently home to many types of industries. The McConkey Center Property (Property 1) has a total area of 2.42 acres. The McConkey Waterfront Property (Property 2) occupies 0.71 acres.

The McConkey Properties share their borders with other commercial land and residential land. Located north of the McConkey Properties down a steep slope is Port Washington Narrows. East-northeast of the McConkey Properties is the Sesko Property. The Sesko Property comprises approximately 0.55 acres and does not have any current uses due to on-going legal issues with the City of Bremerton (Kitsap County Assessor's Office 2006). The Sesko Property is currently zoned as Marine Industrial (McConkey 2006b). Northeast of the McConkey Properties is SC

Fuels, a bulk fuel distributor, located at 1702 Pennsylvania Avenue. SC Fuels is also known as Pacific Northwest Energy Company. Northwest of the McConkey Properties is Port Washington Marina, located at 1805 Thompson Avenue. Port Washington Marina has 81 slips in Port Washington Narrows. Premier Propeller is located at 1701 Thompson Avenue, west of McConkey Properties. Premier Propeller sells and repairs computerized boat propellers. South of McConkey Properties is a boat storage/mini-storage facility that was a former concrete plant and is also part of Penn Plaza Industrial Park. This property is also owned by Mr. McConkey. The McConkey Properties are bordered on the east, southeast, and west by residential areas.

1.1 PURPOSE AND SCOPE OF WORK

The purpose of the Phase I TBA was to identify RECs and assess, on the basis of readily available information, the following: (1) past and present land use practices and site operations and (2) the use, storage, generation, manufacture, and disposal of petroleum products and hazardous materials and wastes at the McConkey Properties. The goal of the assessment was to identify the presence or likely presence of hazardous substances or petroleum products on the McConkey Properties, under conditions that indicate an existing release or past release into structures on the McConkey Properties or into the ground, groundwater, or surface water of the McConkey Properties, from on-site and off-site sources.

This assessment was accomplished by a reconnaissance of the McConkey Properties, a visit to the McConkey Properties, a review of publicly available records, interviews of pertinent individuals and regulatory and public agency personnel, and a review of pertinent documentation readily available from both the current property owner and through public information sources. The McConkey Properties vicinity is defined as the neighboring properties and facilities within an approximate distance of $^1/_4$ mile of the subject properties, the nature of which may adversely affect or have affected environmental conditions at the McConkey Properties due to the presence and release of hazardous substances or petroleum products to the environment.

The scope of work was conducted in general accordance with the U.S. EPA 30 Code of Federal Regulations (CFR), Part 12, Standards and Practices for All Appropriate Inquiries (AAI) – Final Rule approved November 1, 2005, and the American Society of Testing and Materials (ASTM) *Standard Practice for ESAs* (Standard E 1527-05) approved November 18, 2005. The scope of work included the following elements:

- Review of pertinent, available documents and maps concerning local geologic and hydrogeologic conditions
- Review and interpret available historical aerial photographs of the McConkey Properties and vicinity for selected years back to the McConkey Properties' first developed use or to 1940, whichever is earlier, from readily available sources

- Review and interpretation of available archival topographic maps and historical land use maps (e.g., Metsker, Kroll, and Sanborn Fire Insurance maps) and business directories (e.g., Coles and Polks) of the McConkey Properties and the McConkey Properties vicinity for information about the McConkey Properties historical land use that could have involved the manufacture, generation, use, storage, and disposal of petroleum products and hazardous materials or wastes

- Performance of a reconnaissance survey of the McConkey Properties to make visual observations of existing site conditions and activities

- Review of current county, state, and federal lists of known or potential hazardous waste sites and landfills and of sites currently under investigation for environmental violations located near the McConkey Properties (ranging up to a 1-mile radius, as specified in ASTM E 1527-05), including the following:

  - EPA National Priorities List (NPL) ("Federal Superfund") (1-mile radius)

  - EPA Delisted NPL List ($^1/_2$-mile radius)

  - EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and CERCLIS No Further Remedial Action Planned (NFRAP) Lists ($^1/_2$-mile radius)

  - EPA Emergency Response Notification System (ERNS) List (subject property)

  - EPA Resource Conservation and Recovery Act (RCRA) List (subject property and adjoining properties)

  - EPA RCRA Corrective Action Report System (CORRACTS) Treatment, Storage, and Disposal (TSD) Facilities List (1-mile radius)

  - EPA Institutional and Engineering Controls databases (subject property and adjoining properties)

  - EPA Brownfields sites ($^1/_2$-mile radius)

  - State and Tribal lists of hazardous waste sites (subject property)

  - State and Tribal - equivalent NPL sites list (1-mile radius)

  - State and Tribal - equivalent CERCLIS sites list ($^1/_2$-mile radius)

- State and Tribal Leaking Underground Storage Tank (LUST) Sites List ($^1/_2$-mile radius)
- State and Tribal Listing of Registered Underground Storage Tanks (USTs) (subject property and adjoining properties)
- State and Tribal Institutional and Engineering Controls databases (subject property and adjoining properties)
- State and Tribal Voluntary Cleanup Program (VCP) sites ($^1/_2$-mile radius)
- State and Tribal List of Active Landfills and/or Solid Waste Disposal Sites ($^1/_2$-mile radius)
- State and Tribal Brownfields sites ($^1/_2$-mile radius)

• Interview of the McConkey Properties owner for information about the land use history of the McConkey Property and past and present practices regarding use, storage, and disposal of petroleum products and hazardous materials and wastes

• Request information from the report "User" as outlined in the "User's Responsibilities" section of the ASTM E1527-05 guidelines including:

  - Title and judicial records review information for activity and use limitations including liens and institutional and engineering controls;
  - Specialized or actual environmental knowledge and experience of the User; and commonly known information from the User; and
  - Evaluation of the relationship of the offered purchase price of the McConkey Properties, if established, to fair market value.

• Telephone or email inquiries to relevant municipal, county, and state regulatory agencies and utilities as applicable for information about building or environmental permits, environmental violations or incidents, property development records, and status of potential enforcement actions at the McConkey Properties. Agency contacts included the following:

  - City of Bremerton Fire Department
  - City of Bremerton Clerk
  - Kitsap County Assessor's Office

- Kitsap County Auditor's Office
- Washington Department of Natural Resources (DNR)
- Washington State Department of Ecology (Ecology)

- Preparation of this report describing the research performed with resultant findings, recommendations, and professional opinions about the potential for environmental contamination at the McConkey Properties

1.2 DEFINITIONS AND TERMINOLOGY

The definitions and terminology used in this report are consistent with the definitions in ASTM Standard E 1527-05, unless noted otherwise. The following are definitions with brief discussions of ASTM terms used in this report.

Recognized Environmental Condition. This term is defined as follows:

> The presence or likely presence of any hazardous substances (as defined pursuant to CERCLA, 42 U.S. Code (USC) §9601[14], as interpreted by EPA regulations and the courts) or petroleum products (including those substances within the meaning of the *petroleum exclusion* to CERCLA, 42 USC §9601[14], as interpreted by EPA regulations and the courts) on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the subject properties or into the ground, groundwater or surface water of the subject properties. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies (ASTM 2005).

RECs, as defined in the above text, will be identified in this report based on issues identified during the review of historical information and information provided by the City of Bremerton, in the public domain, or identified during the reconnaissance at the subject properties. In addition, any government- or facility-initiated environmental investigation will be classified as an REC until data supporting reclassification can be reviewed and evaluated or until the governmental agency requires no further action. For example, an area that is identified as a solid waste management unit or is under a RCRA facility investigation would be classified as an REC.

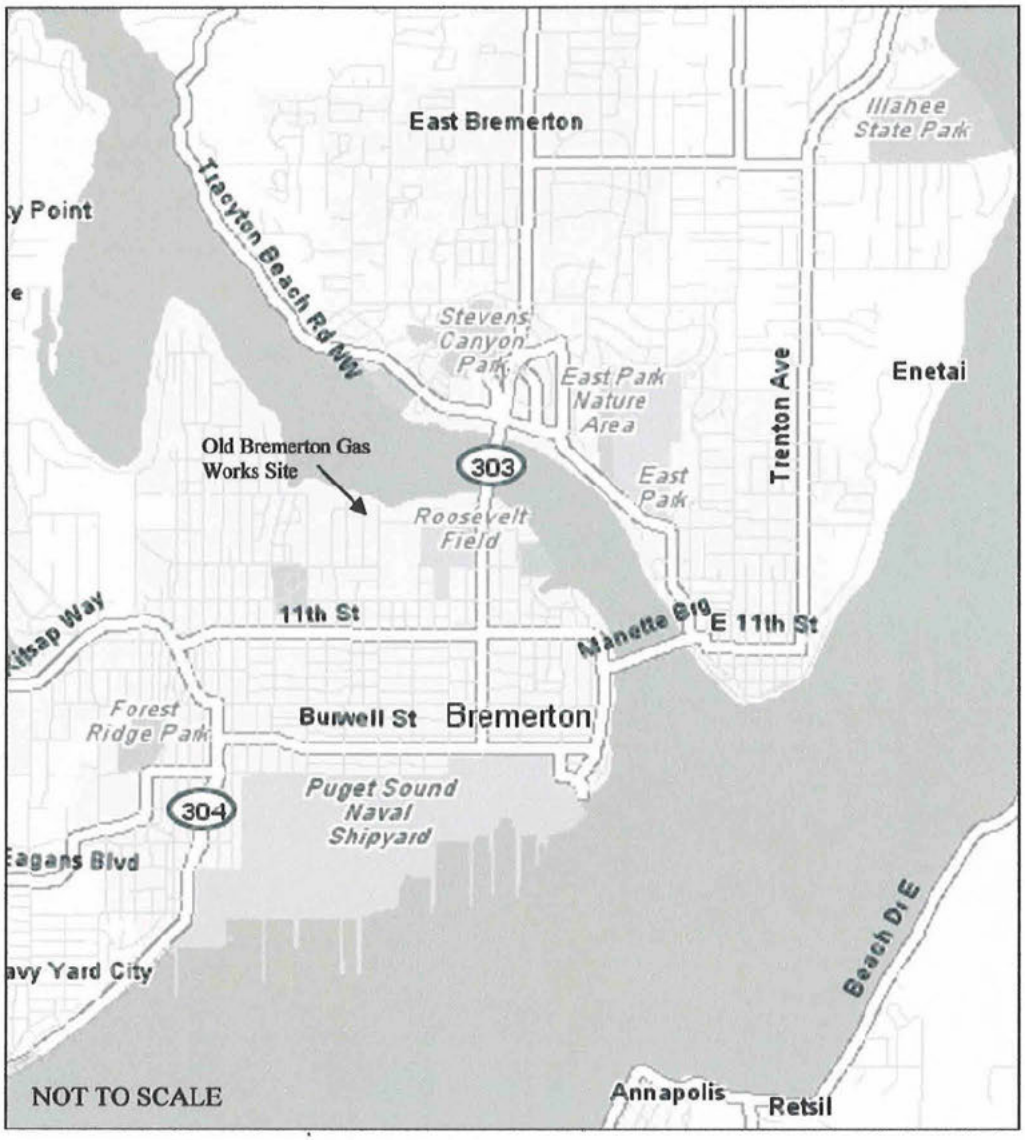
Any cleanup that is planned or under way either through a regulatory enforcement action, Consent Order, or VCP would be classified as an REC.

Off-site facilities that may impact the subject properties with hazardous substances or petroleum products are not classified as creating an REC on the subject properties unless, based on available information, such impacts present a material risk of harm to the health or safety of current or future site occupants, or a material risk upon which the appropriate governmental agencies would initiate an independent enforcement action.

Historical Recognized Environmental Condition. This term is defined as follows:

> An environmental condition which in the past would have been considered a Recognized Environmental Condition, but which may or may not be considered a Recognized Environmental Condition currently. The final decision rests with the environmental professional and will be influenced by the current impact of the Historical REC on the subject properties. If a past release of any hazardous substance or petroleum product has occurred in connection with the subject properties and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered an Historical REC (ASTM 2005).

For the purpose of this report, an apparent Historical REC would be classified as a REC if, for example, its remediation or closure would not conform to current minimum regulatory requirements or industry standards for the investigation or chemical analyses. For example, if a contaminated site cleanup had been performed and the regulatory action level had decreased since the cleanup was completed, that specific cleanup action may be defined as an REC. Another example could include a site or area where remediation has been completed, but groundwater monitoring and reporting continues to be required. These determinations would be based on available data and professional judgment.



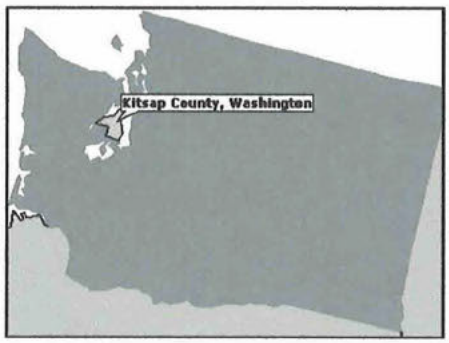


FIGURE 1-1 SITE VICINITY MAP
(Yahoo 2006)

FIGURE 1-2 Properties 1, 2, and the Sesko Property
(Kitsap County Assessor's Office 2006)

2.0 SITE LOCATION AND DESCRIPTION

2.1 SITE LOCATION

The McConkey Properties are located in the city of Bremerton in Kitsap County east of the Olympic Mountains directly across Puget Sound from Seattle. The land area of Bremerton is 23 square miles and Bremerton's watershed comprises 12.96 square miles. Bremerton has a population of approximately 38,730 people (City of Bremerton Comprehensive Plan 2004). The McConkey Properties are located one mile north-northwest of downtown Bremerton, south of Port Washington Narrows. The McConkey Properties are zoned as Marine Industrial (McConkey 2006b). Residential areas are located southeast, west, and east of the McConkey Properties. Port Washington Narrows is used for boating and fishing activities. Land use in the vicinity of the McConkey Properties is for residential, commercial, marine industrial, and recreational purposes.

2.2 SITE DESCRIPTION

The McConkey Properties are bordered on the immediate north by a steep slope leading to the Port Washington Narrows. The shoreline along Port Washington Narrows, below the McConkey Properties, belongs to DNR. There is a derelict vessel anchored off shore of Port Washington Narrows, below the McConkey Properties (Montgomery 2006). East-northeast of the McConkey Properties is the Sesko Property. The Sesko Property is also a part of the Old Bremerton Gas Works Site and is owned by Natacha Sesko. The Sesko Property comprises approximately 0.55 acres and does not have any current uses due to on-going legal issues with the City of Bremerton (Kitsap County Assessor's Office 2006). The Sesko Property is currently zoned as Marine Industrial (McConkey 2006b). Northeast of the McConkey Properties is Pennsylvania Avenue with SC Fuels across the street. SC Fuels is a bulk fuel company and also known a Pacific Northwest Energy Company. Southeast of the McConkey Properties is a boat storage/mini-storage facility that was formerly a concrete plant and is part of Penn Plaza Industrial Park, owned by Mr. McConkey (McConkey 2006a). Bordering west, east, and southeast of the McConkey Properties are primarily residential areas. Bordering west of the McConkey Properties is Thompson Avenue, and across the street from the McConkey Properties on Thompson Avenue is Premier Propeller. Premier Propeller sells and repairs computerized boat propellers. The McConkey Properties are bordered on the northwest by Port Washington Marina, which has 81 slips in the Port Washington Narrows. The McConkey Properties are shown on Figure 2-1 (Environmental Associates 1997).

2.2.1 Property 1

Property 1 is located on the southern portion of the subject properties. The legal description is as follows: Parcel 1: That portion of Lot 23, Joseph Daly Garden Tracts, and Lots 1 and 2, Supplement Plat of Bay View Garden Tracts. This property is 2.42 acres and is currently zoned as marine industrial (McConkey 2006b). Property 1 has nine buildings located on it with portions of two other buildings. The present uses of these buildings are found below in Table 1. In April 2006 a contractor resealed the asphalt on Property 1 (McConkey 2006a).

2.2.2 Property 2

Property 2 is located on the northern portion of the subject properties along the waterfront. The legal description is as follows: that portion of Lot 23, Joseph Daly Garden Tracts and Lot 1, Supplement Plat of Bay View Garden Tracts. Property 2 is 0.71 acres and is currently zoned as marine industrial (McConkey 2006b). There were no observed cracks in the asphalt, although there was a distinct circle where a 15,000 cubic foot gas holder used to be located (McConkey 2006a). The gas holder held the purified gas where it was metered and stored before distribution to the consumers (EPA 2005).

Table 2-1
Present Use of Property 1 Buildings

Building	Year Built	Square Footage	Present Occupants
B-1	1959	6,000	Penn Plaza Self-Storage
B-2	1953	7,200	British Aeronautical Engineers Office
B-3	1934	10,400	Ablitt Metal Fabricators
B-4	1975	2,400	Fraser's Interiors Workshop- Granite Countertop Contractor
B-5	1974	2,400	British Aeronautical Engineers Workshop- store tools and do some metal welding.
B-6A	1935	2,262	Penn Plaza Self-Storage
B-6B	1951	1,800	Penn Plaza Self-Storage
B-7	1935	4,320	Ablitt Metal
B-8	1935 and 1951	3,090	In 1951 Building B-8 was attached to Building B-7. B-8 is currently Empty
B-9	1935 and rebuilt in 2000 or 2001	1,500	Paul Weaver's Piston Ring
B-10	1935 and rebuilt in 2000	2,520	Penn Plaza Self-Storage
B-11	1934, 1944, and 2000	9,800	Penn Plaza Self-Storage
B-12	1951	1,080	Destroyed by storm in 1996 and was not rebuilt (Environmental Associates 1997)

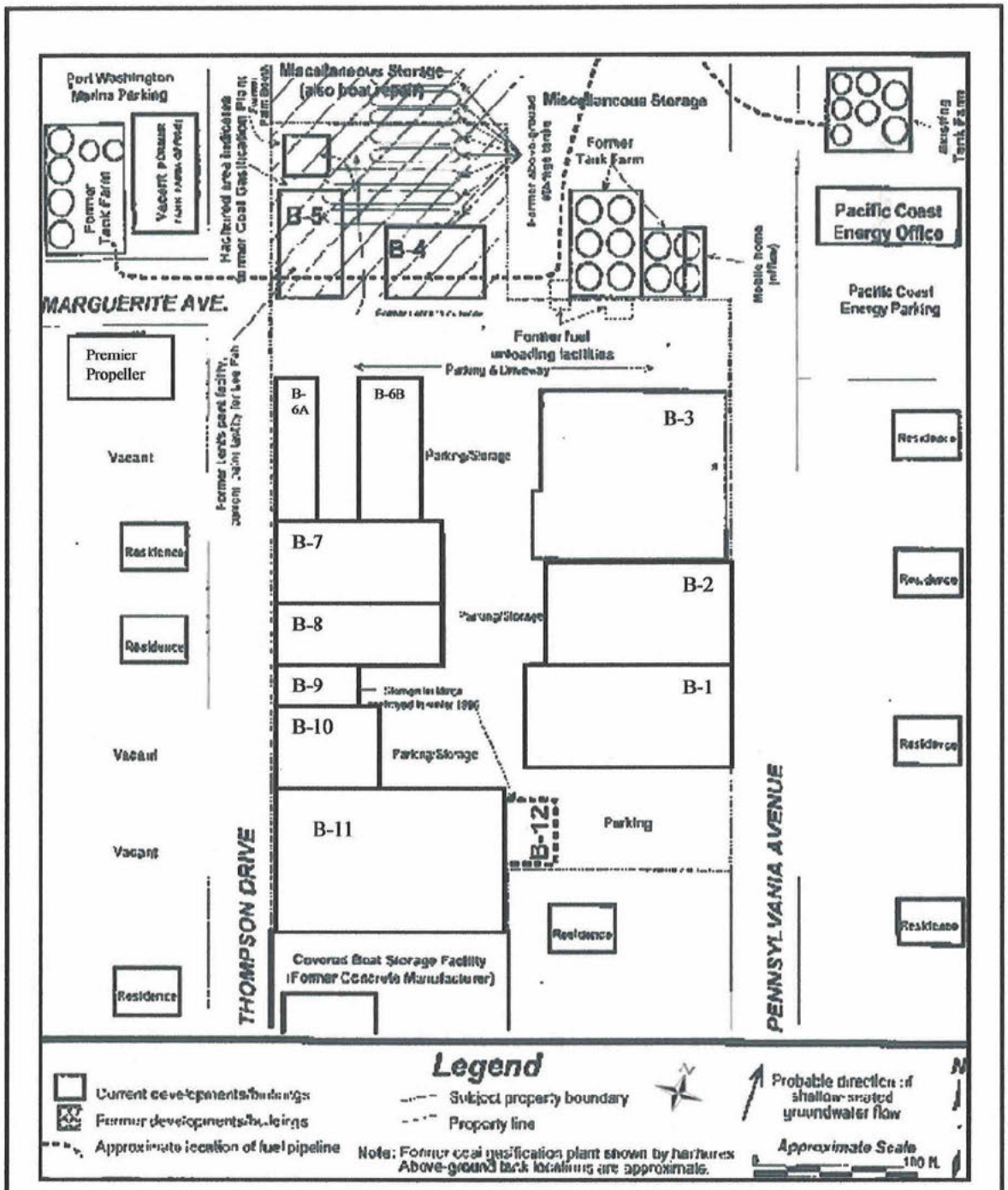


FIGURE 2-1 SITE MAP
(Environmental Associates 1997)

3.0 TOPOGRAPHY AND HYDROGEOLOGY

3.1 TOPOGRAPHIC SETTING

The McConkey Properties are situated on a gentle north-facing slope approximately 40 to 50 feet above sea level. The southern three-quarters of the McConkey Properties are generally level, with a slightly steeper slope at the extreme northern property line. Based upon inference from topography and local drainage patterns, it appears that shallow-seated groundwater in the vicinity of the McConkey Properties may flow in a north to northeasterly direction. A copy of the U.S. Geological Survey (USGS) 7.5 minute topographic map is attached as Figure 3-1.

3.2 HYDROGEOLOGIC SETTING

The McConkey Properties are located approximately 100 feet south of Port Washington Narrows. The Port Washington Narrows is the channel through which Dyes Inlet drains into Sinclair Inlet and into Puget Sound (Hatchery Reform Recommendations 2003). The mean annual precipitation in Bremerton is 51.97 inches (Western Regional Climate Center 2006).

The aquifer system for the McConkey Properties is the Puget Sound Lowland aquifer (Ecology, 2002). In the Puget Sound lowland, the unconsolidated-deposit aquifers consist chiefly of glacial deposits. Sand and gravel that were deposited during the last period of glaciation compose the most productive aquifers in the lowland and generally form the upper 200 to 300 feet of the unconsolidated deposits. At depth, sand and gravel deposits typically are discontinuous lenses that can be present as much as 2,000 feet below the land surface. Although usually much less permeable at depth because of compaction, lenses of sand and gravel can yield large volumes of water to wells (Whitehead, 1994).

The surficial geology of the Puget Lowland consists mainly of Pleistocene glacial, alluvial, and marine sediments; little bedrock is exposed. Major Quaternary stratigraphic units exposed in coastal bluffs overlooking Puget Sound include non-glacial sand, silt, and clay which are overlain by a sequence of glacial deposits, primarily the Vashon Drift. The basal member of the Vashon Drift is a widespread deposit of dense glacial clay and silt, called the Lawton Clay Member. A deposit of sand, known as the Esperance Sand Member, overlies the Lawton Clay Member. For convenience these units will be referred to as the Lawton Clay and the Esperance Sand. The basal contact of the sand is transitional over a few tens of meters, where layers of sand and clay interfinger; within this transition zone, individual strata are laterally discontinuous. The Esperance Sand becomes pebbly near the top and grades into the Vashon Drift advance outwash. The Vashon Till, which is generally compact and hard, overlies the advance outwash or the Esperance Sand (Rex L. Baum et al., 1998)

The depth to groundwater at the McConkey Properties is estimated at 10 to 20 feet below ground surface (bgs) from previous reports (Environmental Associates 1997). The typical soil in that area is Alderwood and along the shoreline the typical soil is Dystric Xerorthents (U.S. Department of Agriculture 1980). Alderwood has a moderately rapid permeability to a cemented layer and dense glacial till and very slow permeability through them. Dystric Xerorthents have a moderate to rapid permeability and runoff potential (Kitsap County Health District 2001). The groundwater appears to flow in a north-northeastern direction (Environmental Associates 1997).

N Scale: 1: 24,000

FIGURE 3-1 TOPOGRAPHIC MAP
(EDR 2006c)

4.0 SITE HISTORY AND LAND USE

Sources reviewed for information on the McConkey Properties included Sanborn maps of Bremerton for 1947 and 1968 (Environmental Data Resources (EDR) 2006b), Environmental Associates Phase I (Environmental Associates 1997), resources of Kitsap Regional Library, Deed information (Land Title Company 2006a and Land Title Company 2006b), aerial photographs for the years 1946 to 2003 (Aero-Metric), Kitsap County Assessor's Office, and the Kitsap County Auditor's Office.

4.1 PREVIOUS REPORTS

4.1.1 Interviews

As part of AAI, additional inquiries are required to be conducted with the owner of the subject properties. These inquiries include the following:

- Specialized knowledge or experience regarding the subject properties
- Relationship of the purchase price to the fair market value if the subject properties were not contaminated
- Commonly known or reasonably ascertainable information regarding the subject properties

4.1.1.1 Trip McConkey- Current Property Owner

During the interview for this Phase I TBA, the McConkey Properties owner was aware of all site activities to date. Mr. McConkey provided information on all of the current activities of the McConkey Properties and the current businesses located on the McConkey Properties, as presented in Table 2-1. (b) (6) Paul McConkey, purchased the subject properties for a fair market value and was not aware at the time of the purchase of potential environmental problems.

Mr. McConkey reported no evidence on the McConkey Properties of a coal gas plant. He heard that waste from the gas plant went back into a barge and was sent to Tacoma to build roads. There are black bricks along the shoreline of Port Washington Narrows that have a distinct creosote smell. The black bricks are only visible during low tide. The origin and purpose of the black bricks are not known.

There are sinks located in Buildings B-1, B-2, and B-3. These sinks are connected to the City of Bremerton Sewer System. There are no septic tanks or drain fields. City of Bremerton Public

Works put in a storm water system and sewer system main just south of the old Tank Farm Foundation on the Sesko Property and runs through Property 1 to Thompson Drive. There are four dumpsters on the McConkey Properties that are collected weekly by Waste Management.

Mr. McConkey mentioned two transformers left on Property 1 by Baird Webber. Baird Weber was an electrical contractor that rented Building B-2. The transformers were left about a year and a half ago at the time this report was prepared. There were no known spills in association with these transformers. They are now located in Building B-6B. Puget Sound Electric (PSE) was going to be sampling the transformers for polychlorinated biphenyls (PCB) the week of September 25, 2006. If the transformers have less than 1 parts per million (ppm) PCB, PSE will take them, but if they have more than 1 ppm PCB Mr. McConkey will find an appropriate contractor that will dispose of the transformers properly. PSE had not sampled the transformers at the time his report was prepared. There are currently no known hazardous materials stored on the McConkey Properties.

4.1.1.2 Sunny Becker- Ecology Project Manager

Ms. Becker was involved with the subject properties in approximately 1997. She worked with the two property owners, visited the subject properties, and ranked the subject properties as 1. Ms. Becker also drafted an Agreed Order but is unsure whether anything was done with the Draft Agreed Order. Soon after the Agreed Order was drafted Sunny Becker was no longer involved with the subject properties. According to Ms. Becker, a black gooey substance was found along the intertidal zone below the subject properties. There was no report done regarding the substance and she is not sure if there is any analytical data available on it. A few samples were taken to rank the subject properties.

4.1.1.3 Norm Peck- Ecology Investigation Officer

Mr. Peck reported that the subject properties were listed as contaminated with polycyclic aromatic hydrocarbons (PAHs) and metals. He did not recall if the subject properties were listed because of suspected PAHs and metals based on contaminants of concern at gas work sites or because of analytical data from sampling events. Mr. Peck visited the subject properties in March 1995 and collected three soil and marine sediment samples from the Sesko Property. He stated that the black gooey substance mentioned by Ms. Becker had a distinct creosote odor. The Old Bremerton Gas Works began operations approximately in the late 1920's and reportedly bought equipment from other gas work sites that were shutting down.

4.1.1.4 Melissa Montgomery- DNR

Ms. Montgomery stated that DNR, with the assistance of the Coast Guard, removed four boats off shore of Port Washington Narrows, below the subject properties. There was no sampling done during removal. One boat was left in place and that boat is identified as KED/Fletcher J. The KED/Fletcher J. is anchored off shore of Port Washington Narrows, below the subject

properties. DNR and the Coast Guard removed about 30,000 gallons of oil and water from the KED. They also removed around 100 5-gallon buckets that mostly contained water but had a slight sheen. The anchor was also replaced. They did not remove the boat because it would have cost around $400,000 and they only receive $500,000 per year to remove all of the derelict boats in Kitsap County. No sampling was done during the boat removal.

DNR noticed a sheen on the beach during low tide. The Seskos' removed some of the junk along the beach but were asked to leave the pilings and bricks because DNR did not want the sediments to be disturbed. There are also two supposed submarine pontoons on the beach left by the Seskos'. DNR is attempting to get the Seskos' to remove those submarine pontoons.

There is a lot of erosion and runoff occurring from the subject properties because the Seskos' clear-cut the brush along the edge of the Sesko Property. The runoff from Properties 1 and 2 goes to the Sesko Property and then onto the beach.

4.1.1.5 Courtney Wasson- DNR Land Manager

Ms. Wasson reported that a dive survey was conducted to determine the condition of the subtidal areas adjacent to the subject properties. There is a VHS-format videotape available. All that was found was a refrigerator and remnants of a boat. A survey was also done of the beach. There was a definite sheen coming from the KED. According to Ms. Wasson, the tanks that are referred to as submarine pontoons, in section 4.1.1.5, in actuality are not. They are tanks that contained hydrocarbons at one time. The air was monitored inside the tanks where increased levels of hydrocarbons were noted.

4.1.2 Site Investigation Summary

On January 22, 1992, Ecology made an unannounced inspection of Lee Fabricators located in Penn Plaza Industrial Park, 1725 Pennsylvania Avenue (Ecology 1992a). Ecology found an accumulation of one to two inches of sandblast grit outside the shed and informed Darrell Lee, the owner that the sandblast grit needed to be removed. Ecology also informed Darrell Lee that the sandblast grit needed to be tested, to receive a hazard classification under Washington Dangerous Waste Regulations. Ecology also observed outdoor storage of sealed ketones and paint sludges. Ecology informed Darrell Lee that he would need a hazardous waste generator number and would need to use manifest forms to track the disposal of the hazardous wastes.

On May 19, 1992, Darrell Lee sent a letter to Ecology regarding infractions from January 22, 1992 (Lee Fabricators 1992a). Lee Fabricators sent the sandblast grit to Bioassay Testing Services and the results indicated that the material was "unclassified". Based on this information, Lee Fabricators had not planned or implemented specific disposal or containment measures. Lee Fabricators received a hazardous waste generator number and contacted SOL-PRO, Inc. to dispose of all filled sludge drums.

July 15, 1993 to August 19, 1993 Ecology inspected Pier 44 Construction, CB Concrete, Lee Fabricators, Service Fuel Maintenance Facility, and an unnamed boat maintenance facility located on Properties 1 and 2 (Ecology 1993).

At CB Concrete during the July 15, 1993 to August 19, 1993 visit, Ecology found a large pile of waste concrete stored on the McConkey Properties, several dozen drums that were empty but had contained fiberglass resin, and two waste oil drums stored outside under an overhang but without secondary containment (Ecology 1993). The waste concrete needs to be stored under cover and surrounded by a berm. The several dozen empty drums need to be inventoried, checked to see if they are empty, and disposed of properly. The two waste oil drums need to have secondary containment.

During the July 15 to August 19, 1993, site visits at Pier 44 Construction, Ecology observed a large pile of concrete along the back fence of the McConkey Properties (Ecology 1993). There was also a concrete truck was parked on the McConkey Properties leaking liquid. During the time of the inspection Ecology noticed workers washing out the truck's concrete chute with a garden hose, allowing the liquid to discharge to ground and drain onto the neighboring property. The discharge to the ground without a state discharge permit constitutes a violation of the State Water Pollution Control Law. Ecology also observed that the ground around some of the steel forms was stained with diesel oil used as a release agent. It was recommended to provide covered areas and containment for all of the forms when they are being used to avoid future cleanup problems. The remainder of Property 1 was littered with steel forms; empty and partially filled drums; steel, Styrofoam, and concrete scraps; tires, and other debris. Ecology state that these wastes must be designated and disposed of properly. There was also a drum of acrylic sealant stored without secondary containment.

Several inches of spent slag were observed on the ground outside of a sandblast shed during the July 15, 1993 to August 19, 1993 visit at Lee Fabricators (Ecology 1993). Piles were also located at a low area of Property 2 near the embankment that goes down to Port Washington Narrows. Ecology informed Darrell Lee that the best management practice for handling sand blasting materials is to provide containment by confining all materials inside a permanent building or tarped enclosure, with daily cleaning to prevent material from migrating outside the enclosure or coming in contact with storm water. Darrell Lee said that he would have the place cleaned on a monthly basis but would not implement best management practices.

Ecology also observed during the July 15, 1993 to August 19, 1993 visit, piles of 55-gallon drums at various locations around the Penn Plaza Industrial Park (Ecology 1993). Some of the drums had open bungs and appeared to contain a dark oily substance. The drums were generally unlabelled as to their contents. Ecology recommended that the drums be sent to a drum recycler, and that drums with unknown contents must be handled as if they contain dangerous waste until it is determined otherwise through appropriate testing.

During the July 15, 1993 to August 19, 1993 inspection it was also observed that an unsafe dock adjacent to the shore accessed from the subject properties was in place (Ecology 1993). This was reported to the Department of Labor and Industries and the Bremerton Building Department.

The July 15, 1993 to August 19, 1993 inspection also observed several other businesses located on the McConkey Properties, but noted that they lacked signs or a means of identification (Ecology 1993). Ecology was told that one of the businesses was an electroplating company, which presented a concern because of hazardous chemicals used. A tenant also mentioned that unknown substances illegally discharged into the storm drainage system had backed up the Penn Plaza Industrial Park lot. In order to trace the potential source of such discharges, a complete list of tenant businesses was requested, so that Ecology could investigate their disposal practices.

Follow up inspections by Ecology, on March 9, 1994 and May 5, 1994, revealed that not much had changed from the July 15, 1993 to August 19, 1993 inspections (Ecology 1994a).

On May 9, 1995 a Site Hazard Assessment (SHA) was done for surface water, air, and groundwater at the subject properties at 1725 Pennsylvania Avenue (Ecology 1995c). Ecology observed that most of the 55-gallon drums were no longer present, and the thirteen drums adjacent to the fence on the western property line just north of Lee Fabricators' sand-blast shed were removed. The contents and whereabouts of these drums were unknown. Ten drums associated with CB Concrete Products were properly labeled and in good condition, but did not have any spill containment. In the absence of site-specific data and unconfirmed releases of hazardous substances from Penn Plaza Industrial Park, the ranking model could not be used.

The McConkey Properties and the Sesko Property were combined as one and assigned the name Old Bremerton Gasworks. These subject properties were added to the Hazardous Sites List on August 22, 1995 (Ecology 1996).

4.2 HISTORICAL RESOURCES

Sanborn Maps were located in the EDR search for historical records, and can be found in Appendix C (EDR 2006b). The maps illustrate the ownership and land use in addition to some details on the structures present at the McConkey Properties. Sanborn Maps were available for 1947 and 1968. The City Directory Abstracts did not provide information for the McConkey Properties. Historical USGS aerial photographs were reviewed for 1946, 1956, 1963, 1971, 1977, 1985, 1993, 1997, and 2003 (Appendix B) (Aero-Metric). Historical information is summarized in Table 4-1. This summary identifies the appearance of structures on the McConkey Properties as well as changes in land use or ownership.

BREMERTON-009261

Table 4-1
Historical Use of Site

Date	Grantor	Grantee	Location	Details	Source
April 6, 1930	Board of Kitsap County Commissioners	D.C. Tenney, his heirs, successors	Not available	Ordinance No. 912 entitled: "An ordinance granting unto D.C. Tenney, his heirs, successors, and assigns a franchise for the purpose of furnishing the city of Bremerton, Washington with light, heat, and power by gas in the City of Bremerton, and the right, privilege, and franchise to construct, maintain, and operate gas works for the manufacturer and/or natural gas and to lay pipes and mains in the streets, avenues, lanes, alleys, highways, and other public places in the City of Bremerton.	Ordinance No. 912 (Land Title Company 2003)
January 5, 1931	Board of Kitsap County Commissioners	The Western Gas and Utilities Corporation	Not available	To lay, construct, maintain, repair and operate gas mains and gas pipes and all appendages thereto in certain described areas of Kitsap County, Washington.	Ordinance No. 912 (Land Title Company 2003)
January 10, 1931	Ira J. Macomber and Genevieve M. Macomber	The Western Gas and Utilities Corporation	Lots 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, and 15, Plat of Bay View Garden Tracts. (Property 1 and Property 2)	Warrant the described land to the described Grantee.	Statutory Warranty Deed (Land Title Company 2003)
October 1, 1931	The Western Gas and Utilities Corporation	The Western Gas Company of Washington	Lots 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, and 15, Plat of Bay View Garden Tracts. Also that portion of Government Lot 7, and Section 11, Township 24 North, Range 1 East, lying north of the North line of said Bay View Garden Tracts. (Property 1and Property 2)	Assigned by Western Gas and Utilities Corporation to Western Gas Company of Washington, to lay, construct, maintain, repair and operate gas mains and gas pipes and all appendages thereto in certain described areas of Kitsap County, Washington..	Statutory Bargain and Sale Deed (Land Title Company 2003)

BREMERTON-009262

Table 4-1 (Continued)
Historical Use of Site

Date	Grantor	Grantee	Location	Details	Source
August 2, 1939	The Western Gas Company of Washington	The City of Bremerton	Lots 1 and 2, Bay View Garden Tracts (McConkey Properties)	The Western Gas Company of Washington made an agreement with the City of Bremerton to lay a sewer across Lots 1 and 2 of Bay View Garden Tracts.	308382 Easement (Land Title Company 2003)
May 16, 1941	The Western Gas Company of Washington	City of Bremerton	Lots 4 and 5; the east half of Lot 3; and the east half of the South 40 feet of Lot 2, Supplemental Plat of Bay View Garden Tracts. (Property 1)	For the tide lands and waterfront area fronting and abutting on said water course or ravine.	Deed and Perpetual 336749 Easement (Land Title Company 2003)
1946	Not Applicable	Not Applicable	Property 1	Property 1 one was developed with the current buildings B-3, B-6, B-7, B-10, and the western portion of B-11. Residences were located in the current location of buildings B-1/B-2 and the current parking area.	(Environmental Associates 1997)
			Property 2	Property 2 was occupied by a former coal gasification plant. A buried pipeline ran along the southern edge of Property 2 serving all of the tank farms in the area. The area around the gas plant is very dark and stained.	
1946	Not Applicable	Not Applicable	McConkey Properties	Observations from the 1946 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1946)
1947	Not Applicable	Not Applicable	Property 1	Structures on Property 1 included Lent's Inc. Pipe Shop, an Auto Shop, and Skeet Metal Shop and Plumbing Supply.	1947 Sanborn Maps (EDR 2006b)
			Property 2	The structures on Property 2 belonged to Western Gas Company. The buildings that are distinguishable are the Steel Tanks that hold the gas, an unknown structure just east of the Steel Tanks, oil and gasoline tanks surrounded by a concrete wall, diesel oil tanks, gas holders with a 15,000-cubic foot capacity, an unknown small rectangular structure, and a two story building with a boiler.	

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Table 4-1 (Continued)
Historical Use of Site

Date	Grantor	Grantee	Location	Details	Source
October 15, 1952	The Western Gas Company of Washington	Bremerton Gas Company, a corporation	Tracts 1 and 2, except the south 40 feet measured parallel to the South line, Supplemental Plat of Bay View Garden Tracts. An easement for driveway over the east 25 feet of tracts 1, 2, and 3. (McConkey Properties)	For the purpose of dumping refuse and garbage and building a road and mechanical system for the dumping of ashes from an incinerator to be constructed by grantee on adjoining property, which said easement is perpetual an runs with the land; providing, further, however, that the grantor shall retain the perpetual right to dump ashes and cinders from its gas manufacturing plant in the said easterly portion of said lots.	Statutory Deed 565812 (Land Title Company 2003)
October 15, 1952	The Western Gas Company of Washington	Bremerton Gas Company	Not Available	Lay, construct, maintain, repair and operate gas mains and gas pipes and all appendages thereto in certain described areas of Kitsap County, Washington.	Ordinance No. 912 (Land Title Company 2003)
April 1, 1956	Bremerton Gas Company	Cascade Natural Gas Corporation	Approximately 1.5 acres in tracts 1 and 2, supplemental Plat of Bay View Garden Tracts, Kitsap County (Property 2)	Lay, construct, maintain, repair and operate gas mains and gas pipes and all appendages thereto in certain described areas of Kitsap County, Washington. Gas manufacturing and distribution system in the City of Bremerton consisting in general of plant building containing one 11,600 cubic foot water gas generator, one 25,000 cubic foot holder, two propane storage tanks with total capacity of 14,700 gallons, 23 miles of underground gas main, with laterals to 586 services in use and 914 inactive services: together with all necessary equipment for operation and maintenance thereof; and leasehold interest in office premises at 244 Burwell Street.	First Mortgage and Deed of Trust (Land Title Company 2003)
1956	Not Applicable	Not Applicable	McConkey Properties	Observations from the 1956 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1956)
1963	Not Applicable	Not Applicable	Property 1	The following four buildings had been constructed on Property 1: B-2, B-1, B-8, and B-9 and the residences in the current parking area were still present.	(Environmental Associates 1997)
			Property 2	Additional horizontal above-ground storage tanks (ASTs) were present and a small retaining wall was located at the southwest corner above those ASTs.	

BREMERTON-009264

Table 4-1 (Continued)
Historical Use of Site

Date	Grantor	Grantee	Location	Details	Source
1963	Not Applicable	Not Applicable	McConkey Properties	Observations from the 1963 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1963)
1968	Not Applicable	Not Applicable	Property 1	Structures on Property 1 included an equipment storage building, an unknown small rectangular shaped building, a pipe shop, a spray painting building, a pipe building, a building constructed in 1951, and two more unknown building.	1968 Sanborn Map (EDR 2006b)
			Property 2	Property 2 belonged to Cascade Natural Gas with no visible changes.	
1971	Not Applicable	Not Applicable	Property 2	A structure replaced three or four of the ASTs near the current buildings B-4 and B-5.	(Environmental Associates 1997)
1971	Not Applicable	Not Applicable	McConkey Properties	Observations from the 1971 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1971)
August 24, 1972	Cascade Natural Gas Corporation	Harold D. Lent and T. Blomberg of Lent, Blomberg, & Lent	Tracts 1 and 2, except the South 40 feet of said Tract 2, as measured parallel along the South line, thereof, Supplemental Plat of Bay View Gardens tracts.	To do business as Lent, Blomberg, & Lent	Real Estate Mortgage (Land Title Company 2003)

BREMERTON-009265

Table 4-1 (Continued)
Historical Use of Site

Date	Grantor	Grantee	Location	Details	Source
January 1, 1974	Lent, Blomberg, & Lent	Lease to Lent's, Inc.	Parcel 1: The North 3 feet of Lot 19, and all of Lots 20, 21, 22, and 23, of Joseph Daly's Garden Tracts. Parcel 2: The South 34 feet of Lot 2 and all of Lots 3, 4, and 5 in Supplemental Plat of Bay View Garden Tracts, also any right to tidelands and waterfront area fronting and abutting on the natural water course or ravine along the easterly portion of Lot 1, Supplemental Plat of Bay View Garden Tracts and fronting on the last 25 feet of said Lot 1. Parcel 3: Last half of the following described property: Commencing at a point 430 feet West and 772.96 feet North of the Southeast Corner of Lot 1, Section 14, Township 24 North, Range 1, East, W.M., thence North 66 feet, thence East 330 feet, to the point of beginning, containing one half acre more or less, subject to all existing roadways. Parcel 4: Tracts 1 and 2, Except the South 40 feet of said Tract 2, as measured parallel along the South line thereof, Supplemental Plat of Bay View Gardens Tracts. With an easement over the North 6 feet of the South 40 feet of said Tract 2, for roadway. Together with tidelands of the first class abutting and in front of said property. (McConkey Properties and Sesko Property)	To do business as Lent's, Inc.	Deed (Land Title Company 2003)

BREMERTON-009266

Table 4-1 (Continued)
Historical Use of Site

Date	Grantor	Grantee	Location	Details	Source
April 16, 1974	(b) (4) [redacted] doing business as Lent, Blomberg and Lent	Theodore C. Blomberg and Marian J. Blomberg	Tracts 1 and 2, Except the South 40 feet of said Tract 2, as measured parallel along the South line thereof, supplemental Plat of Bay View Garden Tracts.	Not applicable	Quit Claim (Land Title Company 2003)
May 6, 1977	Theodore G. Blomberg and Marian J. Blomberg	Rainier National Bank	Parcel 1: The North 8 feet of lot 19, and all of lots 20, 21, 22, and 23 of Joseph Daly's Garden Tracts. Parcel 2: The South 34 feet of Lot 2 and all of lots 3, 4, and 5 in Supplemental plat of Bay View Garden Tracts. Parcel 3: East half of the following described property, southeast corner of Lot 1, Section 14, Township 24 North, Range 1, East. Parcel 4: Tracts 1 and 2, except the South 40 feet of Tract 2, as measured parallel along the South line thereof, Supplemental Plat of Bay View Garden Tracts. (McConkey Properties and Sesko Property)	Not applicable	Mortgage (Land Title Company 2003)
1977	Not Applicable	Not Applicable	Property 1	Property 1 is developed with all current buildings, including the two buildings destroyed in winter of 1996/1997.	(Environmental Associates 1997)
			Property 2	There are no ASTs, although the plant structures located farther north were still present.	(Environmental Associates 1997)
1977	Not Applicable	Not Applicable	McConkey Properties	Observations from the 1977 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1977)

BREMERTON-009267

Table 4-1 (Continued)
Historical Use of Site

Date	Grantor	Grantee	Location	Details	Source
December 11, 1979	Theodore Blomberg and Marian J. Blomberg	F. Paul McConkey and Margaret M. McConkey	Lot 1, Supplemental Plat of Bay View Garden Tracts and Lot 23, Plat of Joseph Daly's Garden Tracts. Purchasers are aware that there are existing oil and gasoline supply lines owned by the sellers and also that there are supply lines leased by sellers to Atlantic Richfield Oil Company which cross the subject properties, being sold from the existing dock facilities and which lie within the easterly 110 feet of the herein described property, the exact location not known at the time of the sale. Sellers reserve unto themselves, their successors, assigns, and or lessees an easement to allow access to the dock existing on the first class tidelands abutting the subject properties described in this contract for the purpose of loading and off-loading operations and also reserve an easement over the easterly 110 feet as measured parallel to the East boundary of the subject properties, described in the contract of sale providing for the operation, maintenance, installation, removal, repair, and servicing of those underground oil and gasoline supply lines. (McConkey Properties and Sesko Property)	It is understood and agreed that the dock facilities, pipelines, valves, and all other appurtenant oil handling equipment installed on the subject properties or adjacent or abutting thereto is not included in this sale. Tank Farm and related equipment, oil dock and inventory of burner oil, all described in Exhibit A- There is a tank farm and loading dock located on the following described real property and including ten 20,000-gallon fuel tanks above ground with related pumps, valves, and bulkheads. Beginning at the junction of Pennsylvania Avenue and the north boundary of easement right-of-way in north portion of Lot 22, Joseph Daly Garden Tracts and portions of Lot 23. There is an oil dock located in that portion of Lot 1, Supplement Plat of Bayview Garden Tracts and Lot 23, Plat of Joseph Daly's Garden Tracts, and which also extends out over tidelands owned by the State of Washington described as follows: All harbor areas in front of tract 23 and the west half of Pennsylvania Avenue (Daly's avenue) in the plat of Joseph Daly's Garden Tracts in Lot 1, Section 14, Township 24 North, Range 1 East.	Real Estate Contract (Land Title Company 2003)
November 1, 1980	Lent's, Inc.	Theodore C. Blomberg and Marian J. Blomberg	That portion of Lots 22 and 23, Plat of Joseph Daly's Garden Tracts. (McConkey Properties and Sesko Property)	Parties entered into a Lease dated January 18, 1974.	Agreement to Partially Terminate lease (Land Title Company 2003)

BREMERTON-009268

Table 4-1 (Continued)
Historical Use of Site

Date	Grantor	Grantee	Location	Details	Source
May 29, 1984	Service Fuel, Inc.	To Whom it may concern	1725 Pennsylvania Avenue, Bremerton, Washington	Letter from Service Fuel, Inc. wishing to cancel and make null their first right of refusal for the subject properties at 1725 Pennsylvania Avenue in Bremerton Washington.	Letter from Service Fuel, Inc. (Land Title Company 2003)
August 8, 1984	Theodore C. Blomberg and Marian J. Blomberg	Land Title Company of Kitsap County	Parcel 1: The South 34 feet of Tract 2 and all of Tracts 3, 4, and 5, supplemental Plat of Bay View Garden Tracts, City of Bremerton. Parcel 2: The North 8 feet of Lot 19, and all of lots 20, 21, 22, and 23 of Joseph Daly's Garden Tracts. Except that a portion of said lot 23 lying North of Southwest corner of Lot 1. Parcel 3: Tracts 1 and 2, except the south 40 feet of said Tract 2, as measured parallel along the South line thereof, Supplemental plat of Bay View Garden Tracts. Except that portion of Tract 1 lying north of the Southwest Corner of lot 1. Parcel 4: The east half, except any portion within Thompson Drive of the following described property: Commencing at a point 430 feet West and 772.96 feet North of the Southeast corner of Lot 1, Section 14, Township 24 North, Range 1 East W.M. Parcel 5: Together with an easement over the North 6 feet of the South 40 feet of Tract 2, Supplemental plat of Bay View Garden Tracts for roadway. (McConkey Properties and Sesko Property)	Not applicable	Deed of trust (Land Title Company 2003)

BREMERTON-009269

Table 4-1 (Continued)
Historical Use of Site

Date	Grantor	Grantee	Location	Details	Source
August 1, 1984	Theodore C. Blomberg and Marian j. Blomberg	Paul McConkey and Margaret M. McConkey	Parcel 6: Portion of Lot 1, Supplemental Plat of Bay View Garden Tracts and Lot 23, Plat of Joseph Daly's Garden Tracts together with tidelands of the first class abutting and in front of said property. Parcel 1: The South 34 feet of Tract 2 and all of Tracts 3, 4, and 5, Supplemental Plat of Bay View Garden Tracts. Parcel 2: The North 8 feet of Lot 19, and all of Lots 20, 21, 22, and 23 of Joseph Daly's Garden Tracts. Except that a portion of said Lot 23 lying North of Southwest corner of Lot 1. Parcel 3: Tracts 1 and 2, except the south 40 feet of said Tract 2, as measured parallel along the South line thereof, Supplemental plat of Bay View Garden Tracts. Except that portion of Tract 1 lying north of the Southwest Corner of lot 1. Parcel 4: The east half, except any portion within Thompson Drive of the following described property: Commencing at a point 430 feet West and 772.96 feet North of the Southeast corner of Lot 1, Section 14, Township 24 North, Range 1 East W.M. (McConkey Properties and Sesko Property)	Not applicable	Warranty Fulfillment Deed (Land Title Company 2003)
1985	Not Applicable	Not Applicable	Property 1	Property 1 appears much as it did in 1997, except there appeared to be less material stored in the central parking/storage area.	(Environmental Associates 1997)
			Property 2	All coal gasification plant structures had been removed and this area appears to be used for drum storage.	(Environmental Associates 1997)
1985	Not Applicable	Not Applicable	McConkey Properties	Observations from the 1985 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1985)

BREMERTON-009270

Table 4-1 (Continued)
Historical Use of Site

Date	Grantor	Grantee	Location	Details	Source
January 3, 1992	City of Bremerton	F. Paul McConkey and Margaret M. McConkey	Parcel "A" That portion of Lot 23, Joseph Daly Garden Tracts, and Lots 1 and 2, Supplemental Plat of Bay View Garden Tracts together with tidelands of the first class abutting and in front of said property.- 0.4 acres- Business Park, owned by Paul McConkey. Parcel "B" That portion of Lot 23, Joseph Daly Garden Tracts- 1 acre, Business Park, owned by Paul McConkey. Parcel "C" that portion of Lot 23, Joseph Daly Garden Tracts, and Lots 1 and 2, Supplemental Plat of Bay View Garden Tracts.- 0.34 acres, Business Park owned by Paul McConkey. Lot "A"- that portion of Lots 22 and 23, Joseph Daly Garden Tracts. And Lot 1, Supplemental Plat of Bay View Garden Tracts. And Lot "D"- Lot 22, Joseph Daly's Garden Tracts. (Property 2 and Sesko Property)	Boundary Line Adjustment	Declaration of Boundary Line Adjustment (Land Title Company 2003)
1993	Not Applicable	Not Applicable	McConkey Properties	Observations from the 1993 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1993)
1997	Not Applicable	Not Applicable	McConkey Properties	Observations from the 1997 aerial photograph confirm information obtained from other sources.	(Aero-Metric 1997)
2003	Not Applicable	Not Applicable	McConkey Properties	Observations from the 2003 aerial photograph confirm information obtained from other sources.	(Aero-Metric 2003)

5.0 SITE OBSERVATIONS

The Owner Mr. McConkey and Patrick Vasicek with Art Anderson Associates, escorted representatives from EPA Region 10, City of Bremerton Department of Public Works, and TechLaw, to the subject properties during the Phase I TBA site visit on September 13, 2006. A second site visit was made on September 20, 2006 by TechLaw to speak with Mr. McConkey at length and view the shore during low tide. Mr. McConkey provided information and history of the subject properties. Photographs of the subject properties and the Photograph Diagram are presented in Appendix A.

5.1 GENERAL CONDITIONS

Old Bremerton Gas Works Site is split up into three different properties (Figure 1-2). Property 1 and 2 belong to Mr. McConkey and the Sesko Property belongs to Natacha Sesko.

Property 1 contains eleven buildings. The current occupants of these buildings are found in Table 2-1. The ground is protected by asphalt and was resealed on April 6, 2006. There is a stain on the asphalt next to building B-4 underneath a heating oil AST. There are also two transformers stored on the subject properties within building B-6B. The transformers have no apparent leaks, are in good condition, and do not contain a sticker with PCB information. Information regarding the transformers is found in Section 5.8 below.

Property 2 contains large cement bricks, some miscellaneous materials, and no permanent buildings. There is also a very distinguished mark on the asphalt where the gas holder was located. The gas holder was an AST where the purified gas was stored before distribution. The size of the gas holder is currently unknown. McConkey said that he has not resealed the asphalt located on Property 2. There are no observed cracks in the asphalt. Located below Property 2 along the shoreline are black bricks, wooden poles, and two large tanks, that used to contain hydrocarbons. The area had a distinct creosote smell.

5.2 UTILITIES

Potable water, sewerage, and natural gas are provided to the McConkey Properties through underground utilities located along Pennsylvania Avenue and Thompson Drive. Figure 5-1 is the City of Bremerton Storm Sewer Map. Figure 5-2 is the City of Bremerton Water System Map. Electricity is provided through a pole-mounted transformer located on the east side of Marguerite Avenue, west of the intersection of Thompson Drive and Marguerite Avenue. The pole-mounted transformer did not appear to have any staining on or beneath it and appeared to be in good condition. There was also no visible PCB information located on the transformer. There are two

transformers located on Property 1 but they are in an enclosed building and reportedly will not remain on Property 1 for much longer. Further information regarding the two transformers located on Property 1 is found in Section 5.8.

5.3 WASTEWATER AND STORMWATER

5.3.1 Wastewater

Industrial wastewater is not generated at the McConkey Properties. The McConkey Properties are connected to the City of Bremerton sanitary sewer service. There is a sewer main that runs across the Sesko Property, southwest of the former tank farm foundation, through Property 1, to Thompson Drive, which is shown in Figure 5-1. The sewer main also runs along Pennsylvania Avenue and Thompson Drive shown in Figure 5-1. One Combined Sewer Overflow (CSO) outlet is located near the subject properties. The CSO outlet identification is OF-10 and it is located at the end of Pennsylvania Avenue along Port Washington Narrows. A CSO release of 59,858 gallons occurred at OF-10 on December 24, 2005. There is continued sampling at OF-10 for nutrients, fecal coliforms, total suspended solids, biological oxygen demand, EPA Priority Pollutant Metals, and organics. Also located at OF-10 is an auto dialer to notify regulatory agencies when a CSO occurs (City of Bremerton Department of Public Works 2005).

5.3.2 Storm water

No storm water catch-basins are located on the McConkey Properties. The storm water catch-basins are located along Pennsylvania Avenue and Thompson Drive, which is shown in Figure 5-1. Storm water from the McConkey Properties will flow to the city storm drain. Ms. Montgomery with Washington DNR stated that runoff from Property 1 and 2, flows to the Sesko Property, and from the Sesko Property to the shoreline of Port Washington Narrows, into Port Washington Narrows. She says this is due to the Sesko's clearcutting the brush away from the edge of the Sesko Property, along the slope above Port Washington Narrows. A storm water main runs through the Sesko Property, southwest of the old tank farm foundation, through Property 1, to Thompson Avenue (Elsen 2005). One CSO outlet is located near the subject properties. Information regarding the CSO is located in Section 5.3.1.

5.4 ABOVEGROUND AND UNDERGROUND STORAGE TANKS

A heating oil AST is located on the northeast corner of Building B-4, on Property 1. The AST is assumed to still be active and belongs to SC Fuels. SC Fuels has been contacted to inquire about the heating oil AST and no further information has been obtained regarding the heating oil

AST. There is a stain on the asphalt below the AST. Vent pipes, fill pipes or access ways that would have indicated the presence of USTs were not observed.

5.5 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

An AST was observed on the northeast corner of Building B-4 on Property 1. Mr. McConkey said that the AST contained heating oil and belonged to SC Fuels. Information regarding this AST is found in Section 5.4. There were no other observations of storage of hazardous substances or petroleum products at the McConkey Properties during the Phase I TBA site visit. Although several vehicles are stored on Property 1 that could provide a source for petroleum contamination, there was no evidence of leakage from these vehicles. A stain was observed on the asphalt below the heating oil AST. No other evidence of recent releases of hazardous substances or petroleum products was observed during the visit to the McConkey Properties.

5.6 SOLID WASTE

There are four dumpsters located on Properties 1 and 2. One dumpster is located outside of the front door of Building B-4; one is located in line with the western edge of Building B-3 at the right-of-way; one is located outside of Building B-1, along the center of the western side of the building; and the last dumpster is located on the southwest corner of Building B-5. The dumpsters are collected weekly by Waste Management. No hazardous waste or petroleum products are disposed of in the dumpsters.

5.7 DRAINS AND SUMPS

There were no drains or sumps observed on the McConkey Properties. Mr. McConkey said that they have no septic tanks, drain fields, or floor drains located on the McConkey Properties.

5.8 POLYCHLORINATED BIPHENYLS

There were two transformers observed on Property 1. The transformers were left on Property 1 in Building B-2, when Baird Weber went out of business. Baird Weber was an electrical contractor that rented Building B-2. The transformers were left around March of 2005. The transformers are now located in Building B-6B. PSE has offered to test the transformers for PCBs, but have not tested them as of November 10, 2006. As soon as the transformers have been tested Mr. McConkey will contact us with the sample results. PSE will take them if there is

less than 1 ppm of PCB. If there is more than 1 ppm of PCB, Mr. McConkey will find an appropriate contractor to remove them off of the subject properties and dispose of them properly.

5.9 WATER SUPPLY

Potable water is supplied to the McConkey Properties by the Bremerton Department of Public Works, which is shown in Figure 5-2. Bremerton's water supply comes primarily from the Union River and is supplemented with groundwater from area wells. One Public Water Supply well is located approximately 1 ¼ mile south-southeast of the McConkey Properties. The depth of the well is not reported. Two additional wells are located within half a mile from the McConkey Properties. One of these two wells is 135 feet bgs and pumps water from 127 feet bgs and the other well is 292 feet bgs.

Four monitoring wells are located on SC Fuels Property at 1702 Pennsylvania Avenue. A monitoring well is also located on Pennsylvania Avenue in the right-of-way. SC Fuels has been contacted to retrieve the water quality information from these wells. No water wells or monitoring wells were observed at the McConkey Properties during the Phase I TBA site visit.

5.10 PITS, PONDS, AND LAGOONS

No pits, ponds, or lagoons were observed at the McConkey Properties during the Phase I TBA site visit.

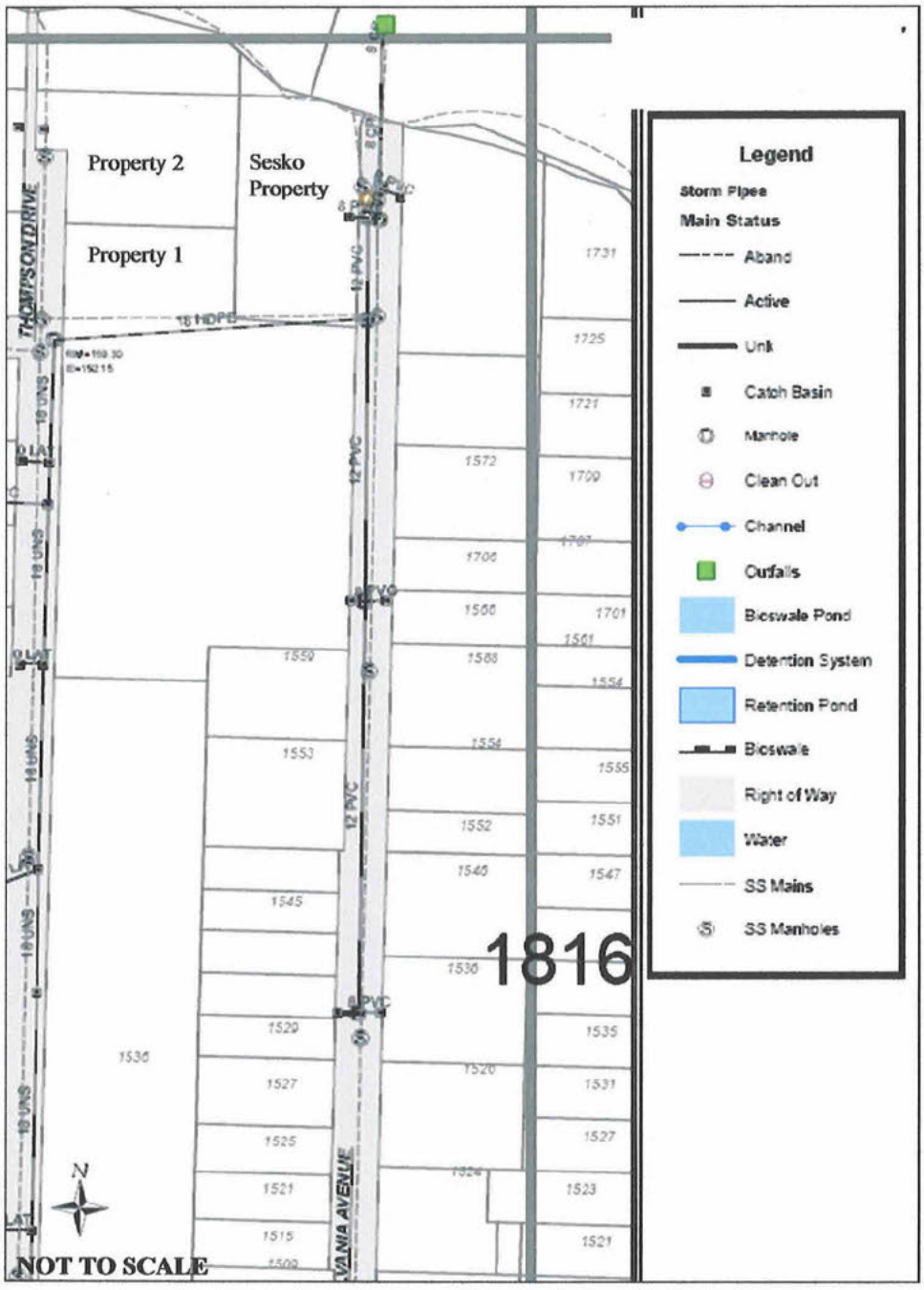

FIGURE 5-1 CITY OF BREMERTON SEWER MAP
(Elsen 2005)

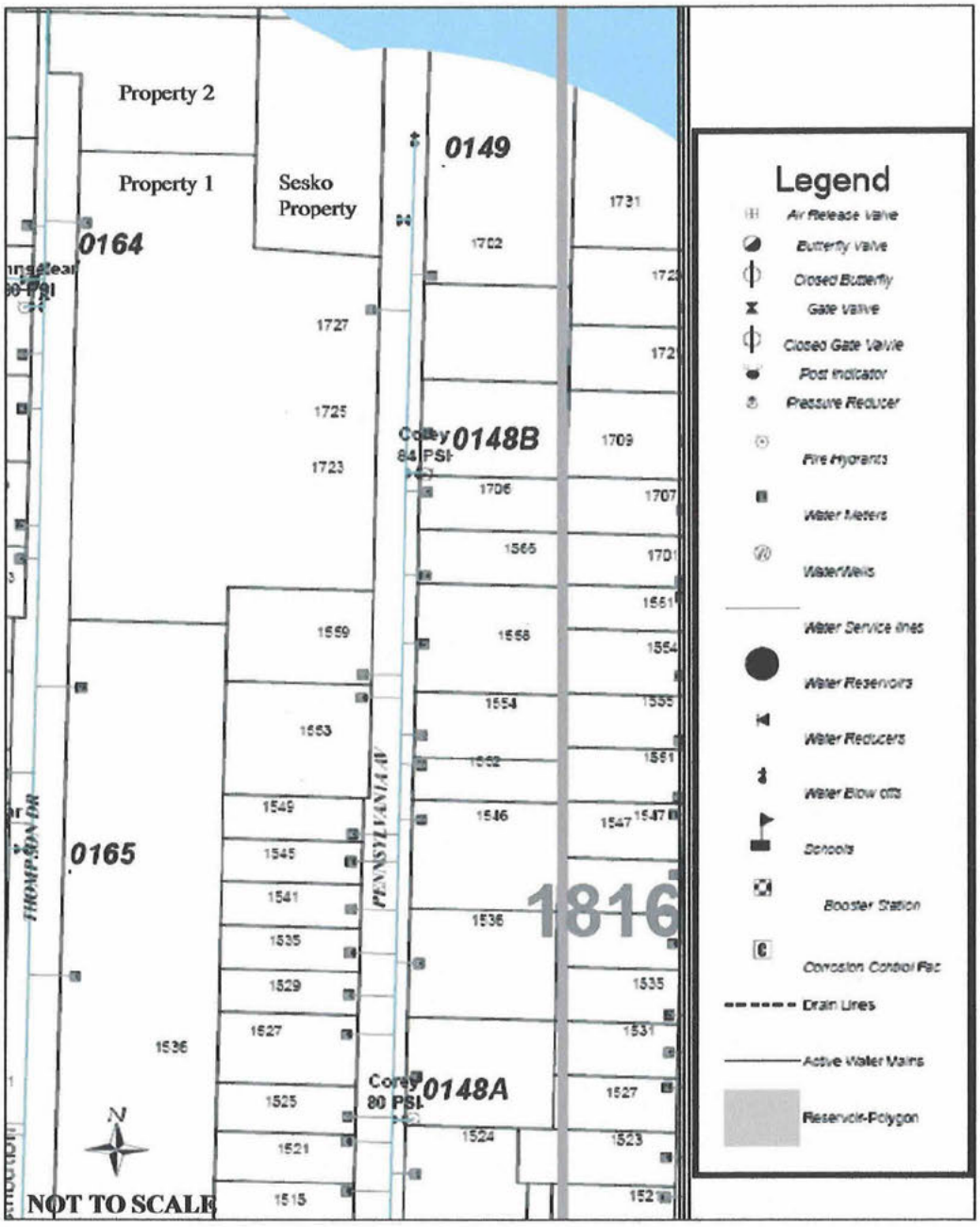

FIGURE 5-2 CITY OF BREMERTON WATER SYSTEM MAP
(Elsen 2006)

6.0 PROVIDED INFORMATION

Mr. McConkey, owner of two of the three subject properties and of Penn Plaza Industrial Park, was interviewed and provided site-specific information regarding the subject properties. Mr. McConkey was aware of the use of the subject properties prior to his ownership. Mr. McConkey had obtained title searches and no activity and use limitations were found. Information obtained from Mr. McConkey is incorporated into the appropriate subsections of this report.

6.1 NEIGHBORING PROPERTIES

Bordering the McConkey Properties is Port Washington Narrows, a body of water located in Bremerton, Washington. It is the channel through which Dyes Inlet drains into Sinclair Inlet and into Puget Sound. The Narrows divide the city of Bremerton into east and west portions, which are connected by the Manette Bridge and the Warren Avenue Bridge (Hatchery Reform Recommendations 2003).

The McConkey Properties are bounded on the northwest by Port Washington Marina, which has 81 slips located in Port Washington Narrows. Port Washington Marina's address is 1805 Thompson Drive. At their facility, they offer slips, metered power, showers, laundry, water, phone jacks, cable TV access, and pump out.

West of the McConkey Properties is Premier Propeller, owned by (b) (6) . The address for Premier Propeller is 1701 Thompson Drive. Premier Propeller sells and repairs computerized boat propellers. Ownership history for the Premier Propeller property is located in the bullets below.

- April 15, 1998, Gregory Stewart purchased 1701 Thompson Drive property from Andor Distributing, Inc through a quit claim deed.
- November 1, 1992, Andor Distributing, Inc. rented the property to (b) (6) and (b) (6) , who owned Joes Homestead Furniture. The lease ran until October 31, 1996. The (b) (6) agreed to renovate the present office warehouse building, including the roof, into an office warehouse residence.
- April 1, 1983, Andor Distributing, Inc. purchased 1701 Thompson Drive property from (b) (6) . There was a distributing office and warehouse located on 1701 Thompson Drive property. It is assumed that Andor Distributing, Inc was involved in the fuel distributing industry because of a MSDS found from Chevron Regular Gasoline dated September 9, 1991.

- February 15, 1978, (b) (6) [redacted] purchased 1701 Thompson Drive property from Atlantic Richfield Company. (b) (6) [redacted] owned Gene Lobe Distributors, Inc. 1701 Thompson Drive property was used for a petroleum distribution business.
- Atlantic Richfield Company was formerly the Atlantic Refining Company, a successor by merger to Richfield Oil Corporation. Atlantic Richfield Company is a global oil and gas enterprise. It appears that the Richfield Oil Corporation tank farm is the former tank farm located in the western corner in Figure 2-1. The 1947 Sanborn map confirms that that Richfield Oil Corporation had a tank farm located on that property (EDR 2006b).

East-northeast of the McConkey Properties is the Sesko Property. The Sesko Property comprises approximately 0.55 acres and does not have any current uses due to on-going legal issues with the City of Bremerton (Kitsap County Assessor's Office 2006). The Sesko Property is currently zoned as Marine Industrial (McConkey 2006b). Prior to the William and Natacha Sesko purchasing the Sesko Property, the property belonged to Paul McConkey. Paul McConkey had the boundary line adjusted before selling the property to William and Natacha Sesko. The ownership history of the Sesko Property prior to Paul McConkey's ownership is found above in Table 4-1.

Located northeast of the McConkey Properties is SC Fuels, at 1702 Pennsylvania Avenue. SC Fuels is a Southern California company that also goes under the name Pacific Northwest Energy Company. There are ASTs located on SC Fuels Bremerton Property. SC Fuels provides businesses or homes with products from Union 76 to home heating oil. Ownership history for 1702 Pennsylvania Avenue is located in the bullets below.

- Between 1988 and the present it is unclear who owned the 1702 Pennsylvania Avenue property and when property ownership switches occurred.
- On July 1, 1988, (b) (6) [redacted] conveyed a quit claim unto Wilkins Distributing Co., Inc.
- On November 5, 1980, (b) (6) [redacted] purchased the 1702 Pennsylvania Avenue property from (b) (6) [redacted]
- December 15, 1976, Lent's, Inc. leased 1702 Pennsylvania Avenue property to Bremerton Oil, Inc. Bremerton Oil, Inc. was planning on installing a new heat plant.
- October 1, 1976, (b) (6) [redacted] rented the 1702 Pennsylvania Avenue property to Lent's, Inc.

- October 1, 1976, (b) (6) [redacted] purchased the 1702 Pennsylvania Avenue Property from Pedersen Oil Company, Inc.

- December 30, 1975, Pedersen Oil Company, Inc. purchased the 1702 Pennsylvania Avenue property from Mobil Oil Corporation. Mobil Oil Corporation was formerly Socony Mobil Oil Company, In., who was a successor by merger to General Petroleum Corporation.

Southeast of the McConkey Properties is a boat storage/mini-storage facility that was formerly a concrete plant. The former concrete plant property now belongs to Mr. McConkey and is part of the Penn Plaza Industrial Park. Bordering west, east, and southwest of the former concrete plant property are primarily residential areas.

Land use in the vicinity of the McConkey Properties consists of commercial operations, marine industrial zoning, and residential areas. Port Washington Narrows is used for recreational boating and fishing. No evidence of releases of hazardous materials/wastes from operations at the adjoining properties was observed during the Phase I TBA site visit.

6.2 AGENCY DATABASE REVIEW

Regulatory agency database lists were researched (EDR 2006a). The database search radius was one mile from the McConkey Properties. The database results were reviewed to identify sites that could have a potential to adversely affect environmental conditions at the McConkey Properties. EPA and agency documents and lists were reviewed for the search distances specified in ASTM E1527-05. The results of the database search are provided in Appendix C.

The direction of shallow groundwater flow is to the north-northeast towards Port Washington Narrows. Sites located upgradient or cross-gradient of the McConkey Properties are discussed in this section. A listing and description of the databases searched and number of sites confirmed to be located within the applicable radii are presented in Table 6-1.

The subject properties are shown on the Unmapped Sites List as having records in the RCRA small quantity generator (SQG) list, Confirmed and Suspected Contaminated Sites List (CSCSL), Brownfields Site List, and the EDR Manufactured Gas Plants Database. These listings are consistent with the documentation reviewed in the Ecology file.

Pacific Northwest Energy Company/ SC Fuels, located at 1702 Pennsylvania Avenue, is at a slightly higher elevation and located north-northeast of the McConkey Properties. This company is cross-gradient from the McConkey Properties but at a higher elevation and directly across Pennsylvania Avenue. Pacific Northwest Energy Company is listed in the RCRA-SQG list,

CSCSL list, UST database, Hazardous waste manifest list, VCP list, and Information Collection Request Remedial Action Reports List.

American Marine Industries located approximately ¼ of a mile south-southwest from the McConkey Properties, at 1500 Thompson Drive, is listed under RCRA-SQG. American Marine Industries is no longer an active RCRA-SQG. The facility is listed under Industrial Classification Concrete Products, Except Block and Brick (Ecology 2006).

Puget Sound Naval Shipyard is located approximately ½ to 1 mile south of the McConkey Properties listed as a Department of Defense (DoD) Site. The Puget Sound Naval Shipyard is also a NPL site (EPA 2005).

Pederson Oil Site is located at 2100 19th Avenue, approximately $^1/_8$ to ¼ mile west from the McConkey Properties and is listed under CSCSL and VCP.

The following sites are located on the CSCSL list: Bremerton School District Haddon, located approximately ½ to 1 mile west-southwest at West 15th Street and Lafayette Avenue; Newmans Chevron located approximately ½ to 1 mile south-southwest at 2021 6th Street; Albertsons, Inc. located approximately ½ to 1 mile south-southwest at 6th Street and Naval Avenue; Lamberts Radiator Shop located approximately ½ to 1 mile west-southwest at 3338 Kitsap Way; and City Hand Laundry approximately ½ to 1 mile south-southeast at 1002 4th Street.

Located on the LUST list is Pump Station CW-1 located approximately ¼ to ½ mile west of the McConkey Properties at 2304 19th Avenue.

Coca Cola at 2304 19th Avenue, located approximately ¼ to ½ mile south-southeast is on the LUST and ICR list.

Bremerton Public Works located at 1548 Warren Avenue, approximately 1/3 to ½ mile east-southeast is on the LUST list.

Bremerton City Electronics Shop, approximately ¼ to ½ mile east-southeast at 1548 Warren Avenue and Puget Power- Hewitt Substation, approximately ¼ to ½ mile south at 11th Street and Hewitt Avenue are both on the ICR list.

6.3 AGENCY CONTACTS

The agencies contacted for information related to the McConkey Properties and surrounding properties are listed below. Telephone interviews were conducted information regarding building permits, USTs, environmental violation or incidents, and the status of enforcement actions at the McConkey Properties. A summary of relevant findings is provided below.

- **DNR.** Melissa Montgomery and Courtney Wasson were contacted by telephone regarding any documents or reports pertaining to the McConkey Properties (Wasson 2006 and Montgomery 2006). Their interviews are documented in Sections 4.1.1.5 and 4.1.1.6. They acknowledged a derelict boat removal and having a done a survey of the shoreline. They confirmed environmental problems associated with the debris on the shoreline but did not have any reports. They have a survey of the shoreline located north-northwest of the McConkey Properties and will be sending a copy.

- **Ecology.** Norm Peck and Sunny Becker confirmed the removal of the derelict boat and that the subject properties are listed as contaminated with PAHs and Metal. Their interviews are located in Sections 4.1.1.3 and 4.1.1.4. They also mentioned that there was a black gooey substance in the intertidal zone below the subject properties with a distinct creosote odor (Peck 2006a and a 2006). Sunny Becker said that a few samples were taken to rank the subject properties (Becker 2006a). They referred to the Ecology reports on file. These reports have been retrieved and the information has been used to provide more specific detail about the McConkey Properties for this report (refer to Section 4).

- **Bremerton Fire Department.** Bonny Macintosh was contacted regarding the McConkey Properties (Macintosh 2006). She was able to look into the database from last year. There was no information regarding the subject properties. A formal request was made to look further back into the Bremerton Fire Department files. The files only go back to 1999. No files have been at the time this report was prepared.

- **Kitsap County Assessors Office.** A search was performed at Kitsap County Assessors Office. Mr. McConkey had already performed a title search for the McConkey Properties and the neighboring properties. No further information regarding these properties was located.

- **Kitsap County Auditors Office.** A search was performed at Kitsap County Auditors Office. Mr. McConkey had already performed a title search for the McConkey Properties and the neighboring properties. No further information regarding these properties was located.

Table 6-1
Agency Database Summary

Type of Database	Description of Database	Radius Searched	Number of Sites Identified
NPL	The EPA NPL identifies uncontrolled or abandoned hazardous waste sites. To appear on the NPL, sites must have met or surpassed a predetermined hazard ranking system score, been chosen as a state's top priority site, pose a significant health or environmental threat, or be a site where the EPA has determined that remedial action is more cost-effective than removal action.	1 mile	0
Proposed NPL List	The EPA Proposed NPL database identifies sites that have been proposed to be listed on the NPL database	1 mile	0
Delisted NPL List	The EPA Delisted NPL database identifies NPL sites that have been delisted when "no further response is appropriate" under the Superfund program.	0.5 mile	0
CORRACTS List	The EPA CORRACTS database identifies hazardous waste handlers with RCRA corrective action activity.	1 mile	0
Federal RCRA TSD sites	RCRA TSD site listing	0.5 mile	0
Federal CERCLIS/NFRAP	The CERCLIS database identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impacts on human health or the environment. CERCLIS NFRAP sites are also included.	0.50 mile	0
Federal RCRA Generators, Resource Conservation and Recovery Information System (RCRIS)	RCRA-regulated hazardous waste generator notifier list; both large quantity generators (LQG) and SQG are included in this list.	Adjoining and nearby property (0.25 mile)	0 (LQG) 3 (SQG)

Table 6-1 (Continued)
Agency Database Summary

Type of Database	Description of Database	Radius Searched	Number of Sites Identified
Record of Decision (ROD)	ROD documents mandate a permanent remedy at an NPL site containing technical and health information to aid in the cleanup.	1 mile	0
DoD	Property that is owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the Secretary of Defense.	1 mile	1
Formerly Used Defense Sites (FUDS)	The DoD is responsible for environmental restoration of properties that were formerly owned by, leased to or otherwise possessed by the United States and under the jurisdiction of the Secretary of Defense.	1 mile	1
Federal institutional and engineering controls databases	EPA's listing of sites with engineering or institutional controls in place.	0.50 mile	0
Federal Brownfields sites	Sites identified by the EPA as addressed by Targeted Brownfield Assessments and as recipients of Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreements.	0.5 mile	1
Indian reservations	Tribal lands equal to or greater than 640 acres	1 mile	0
CSCSL	CSCSL is the State equivalent to CERCLIS. Sites contained in the CSCSL may or may not already be listed on the Federal CERCLIS list.	1 mile	13
State solid waste disposal and landfill (SWLF/LF)	State inventory of solid waste disposal and landfill sites	0.5 mile	0
State hazardous waste sites (SHWS)	SWHS records are the state's equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds are identified, along with where cleanup will be paid for by potentially responsible parties.	1 mile	0

Table 6-1 (Continued)
Agency Database Summary

Type of Database	Description of Database	Radius Searched	Number of Sites Identified
MANIFEST	Hazardous waste MANIFEST data. MANIFEST is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.	Adjoining and nearby property (0.25 mile)	1
State LUST	List of information pertaining to all reported LUST	Adjoining and Nearby property (0.5 mile)	3
State UST	State UST sites listing	Adjoining and Nearby property (0.25 mile)	1
State institutional controls list	State listing of sites with institutional controls in place.	0.25 mile	0
Independent cleanup reports (ICR)	These are remedial action reports Ecology has received for either the owner or operator of the sites. These actions have been conducted without department oversight or approval and are not under an order or decree.	Nearby property 0.5 mile	4
Volunteer VCP	The VCP offers people the opportunity to work proactively with state government to address necessary cleanup of a property to return it to productive use.	Nearby property 0.5 mile	2
EDR Manufactured Gas Plants	The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers	1 mile	1
Unmapped Sites List	Sites that have not been plotted on a map, based on lack of sufficient data regarding their exact location within the general area	-	20

7.0 DATA GAPS

ASTM E 1527-05 guidelines stipulate that historic site uses shall be identified back to the properties' first developed use or 1940, whichever is earlier. Available records provide historic site use information from April 6, 1930 through current site use. Sanborn maps provided documentation of site development in 1946 and 1968 (EDR 2006b). USGS topographic map coverage was found for years 1938, 1953, 1973, and 1981 (EDR 2006c). The aerial photographs were used to determine changes in use at the McConkey Properties between 1946 and 2003 (Aero-Metric). In addition, the reports written for Ecology provide documentation of historical uses of the McConkey Properties from 1946 through 1997. However, historical information before 1930 is not readily available, so the lack of definitive information back to the properties' first developed use is a data failure. This data failure is not considered a significant data gap, as the available historical information was sufficient to identify Historical RECs at the McConkey Properties.

Soil, sediments, and groundwater have not been sampled on Properties 1, Property 2, and groundwater upgradient of the McConkey Properties has not been sampled. It is unknown if petroleum contamination occurred at the former fuel facilities on Properties 1 and 2, or if metals contamination occurred at the areas of sandblast grit and slag near Lee Fabricators. Results of sampling of two transformers currently located in Building B-6B are pending at the time of this writing.

8.0 FINDINGS

Based on the visual observations and information discussed in Sections 2 through 7 of this report, the following findings are presented regarding the McConkey Properties located at 1725 Pennsylvania Avenue, Bremerton, Kitsap County, Washington. Information has been retrieved that demonstrates Historical RECs are a concern at the McConkey Properties.

8.1 MCCONKEY PROPERTIES

The McConkey Properties are currently owned by Trip McConkey who manages Penn Plaza Industrial Park.

The McConkey Properties have historically been commercial in nature as far back as historical records reach (to 1930). Historical records document that an ordinance was granted by Board of Kitsap County Commissioners to D.C. Tenney on April 6, 1930. The ordinance entitled D.C. Tenney, his heirs, successors, and assigns a franchise for the purpose of furnishing Bremerton with light, heat, and power by gas and the franchise to construct, maintain, and operate gas works for the manufacture and/or natural gas and to lay pipes and mains in the streets, avenues, lanes, alleys, highways, and other public places in the City of Bremerton. This franchise was then passed onto The Western Gas and Utilities Corporation in 1931.

The Western Gas and Utilities Corporation purchased Property 2 and part of Property 1 from (b) [redacted] on January 10, 1931. On October 1, 1931 The Western Gas and (6) Utilities Corporation changed their name to The Western Gas Company of Washington. A small portion of Properties 1 and 2 was sold to the City of Bremerton between 1939 and 1941. Bremerton Gas Company bought a small piece of land from The Western Gas Company of Washington in 1952 for the purpose of dumping refuse and garbage, building a road and mechanical system for dumping ashes from an incinerator to be constructed. This dumping area was also for The Western Gas Company of Washington to use. It does not appear from subsequent historical records, interviews or agency files that the incinerator was ever constructed.

On April 1, 1956 Cascade Natural Gas Corporation purchased 1.5 acres from the Bremerton Gas Company, which is Property 2. Property 2 consisted of a plant building containing one water gas generator, one gas holder, two propane storage tanks, 23 miles of underground gas main, and all of the necessary equipment for operation and maintenance of this facility.

On November 1, 1980 Theodore and Marian Blomberg sold the Sesko Property to Service Fuel, Inc. with all easement rights for the oil dock, underground oil dock, underground oil supply line and underground gasoline supply line.

January 22, 1992 Ecology made an unannounced inspection of Lee Fabricators. They observed accumulation of sandblast grit and outdoor storage of ketones and paint sludges. In 1993, Ecology returned to inspect the Penn Plaza Industrial Park. They found a large piles of waste concrete, several dozen empty drums that contained fiberglass resin, two waste oil drums stored outside without secondary containment. They also observed a concrete truck leaking liquid; workers washing out a truck's concrete chute with a garden hose, allowing the liquid to discharge to the ground; some of the steel forms were stained with diesel oil; spent slag on the ground; and various types of debris is littered around Property 1 and 2. There was also mention of unknown substances illegally discharged into the storm drainage system that caused the system to back up.

DNR also mentioned that there are two large tanks located on the shore that used to contain hydrocarbons. During high tide these tanks are under water.

During the site visit on September 13, 2006, a stain was observed on the asphalt next to Building B-4 underneath a heating oil AST. The AST belongs to SC Fuels.

Based on the history of the McConkey Properties, it is possible that PAH and metal contamination remains in subsurface soil and sediments. Petroleum contamination may be present in soil and groundwater in the northern portion of the McConkey Properties, which were used for fuel storage and distribution. The present status of contamination at the McConkey Properties cannot be determined using existing data, which is outdated. The environmental condition of the McConkey Properties cannot be assessed without further analytical data.

8.2 PROPERTY VICINITY

It is unknown if the McConkey property has been adversely impacted by current or past off site use, storage, handling, and disposal practices involving hazardous materials or wastes or petroleum products. Groundwater contamination at the properties located up gradient of the McConkey Properties is unknown. Several upgradient facilities have the potential to affect the McConkey Properties. SC Fuels, located northeast of the McConkey Properties, is enrolled in Ecology's VCP. Pederson Oil Site, located approximately 1/8 to ¼ of a mile west of the McConkey Properties, is also on the CSCSL list and is enrolled in Ecology's VCP. Bremerton School district, Newmans Chevron, Albertsons, Inc., Lamberts Radiator Shop, and City Hand Laundry are all on the CSCSL list, and located approximately ½ to 1 mile away from the McConkey Properties. Pump station CW-1, Coca Cola, and Bremerton Public Works, are documented to have had leaking USTs, and are located approximately ¼ to ½ mile away from

the McConkey Properties. In addition, a former tank farm northwest of the McConkey Properties was associated with a former fuel distribution facility at the 1701 Thompson Avenue property; although it appears that the facility was located at the property currently considered as the Port Washington Marina, located at 1805 Thompson Avenue. Black bricks, a black gooey substance, creosote odor, hydrocarbon-containing tanks, and a sheen have all been noted at the shoreline of Port Washington Narrows, north of the McConkey Properties.

9.0 OPINIONS

The Phase I TBA performed for the McConkey Properties was conducted in conformance with the scope and limitations of ASTM Standard E 1527-05. This assessment identified potential RECs due to the history of the McConkey Properties, their uses as a gas works facility, bulk fuel storage facility, and contamination reported in site soil and sediments. Additional investigation of petroleum concentrations in site soils, sediments and shallow groundwater is recommended. The investigation should also include analysis of upgradient groundwater.

10.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

November 10, 2006

To: Environmental Protection Agency
Region 10
1200 Sixth Ave
Seattle, WA 98101

To the concerned parties:

I have performed a Phase I Environmental Site Assessment in conformance with the scope and limitation of 40 CFR Part 312 and ASTM E 1527-05 of Lot 23 of Parcel 1 Bay View Garden Tracts; Lots 1 and 2 of Supplement Plat of Bay View Garden Tracts; and Lots 22 and 23 of Joseph Daly Garden Tracts, Bremerton, Kitsap County, Washington. Any exceptions to, or deletions from this practice are described in Section 11.0 of this report.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 §CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

November 10, 2006 Richard J. Howard

Date Environmental Professional

11.0 DEVIATIONS

The interior of all of the buildings on-site were not accessed because tenants were unavailable to provide access.

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APPENDIX A

Site Photographs

Photo 1. Old Tank Farm Foundation located on Sesko Property. Facing Northwest. September 13, 2006.

Photo 2. Second Old Tank Farm Foundation located on the Sesko Property. Facing Northwest. September 13, 2006.

Photo 3. View of markings the Gas Holder left on the ground on the west side of the property owned by P. Trip McConkey. Facing West. September 13, 2006.

Photo 4. View of the beach on the North side of the Sesko Property. Facing North. September 13, 2006.

Photo 5. Abandoned drum found along the bank of the beach on the Sesko Property. Facing South. September 13, 2006.

Photo 6. View of location where marina formerly located below SC Fuels Property. Facing North. September 13, 2006.

Photo 7. View of old car battery located along water under the Sesko Property. Facing Northwest. September 13, 2006.

Photo 8. View of location of where a UST was removed next to the tank farm on the Sesko Property. Facing East. September 13, 2006.

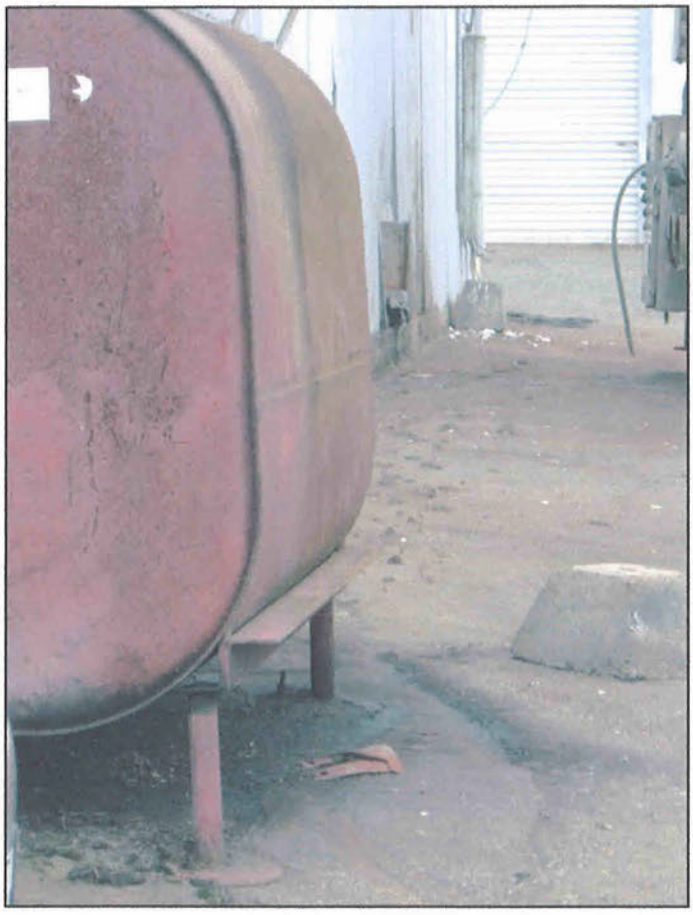

Photo 9. View of Stain on Cement under an AST next to Building B-4. View facing South. September 13, 2006.

Photo 10. View of a close-up of black bricks below the McConkey Property on the beach. DNR Land. Facing Southwest. September 13, 2006.

Photo 12. View of old pole leaning against bank below the McConkey Property located on DNR Land. Noticed a creosote odor. Facing Southeast. September 13, 2006.

Photo 13. Pole on beach below the McConkey Property on DNR Land. Slight creosote odor. Facing northeast. September 20, 2006.

Photo 14. View of Large cement blocks below the Sesko Property on DNR Land. Facing Northeast. September 20, 2006.

Photo 15. Water Tanks below the McConkey Property located on the DNR beach. Facing West. September 20, 2006.

Photo 16. Sesko Property with SC Fuels in the background. Cement blocks in the foreground mark western edge of Sesko Property and eastern edge of McConkey Property. Facing East. September 20, 2006.

Photo 17. McConkey Property by Water Front taken from Western Edge of Sesko property. Facing West. September 20, 2006.

Photo 18. Transformers in storage located in Building B-6B. Facing South. September 20, 2006

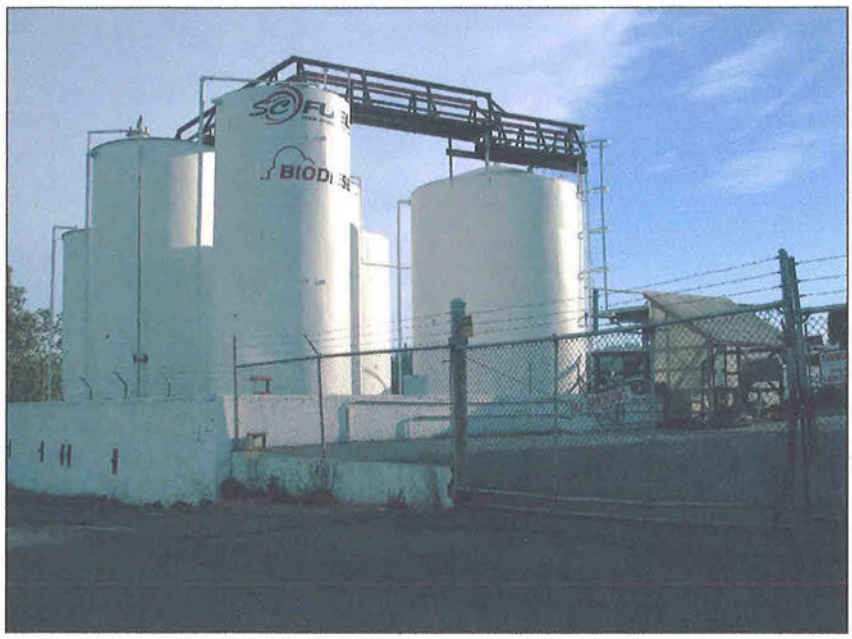

Photo 19. View of SC Fuels located northeast of the site along the water. Facing Northeast. September 12, 2006.

Photo 20. View of Premier Propeller located west of the site. Facing West. September 12, 2006.

Photo 21. View of Port Washington Marina located northwest of site along the water. Facing Northwest. September 12, 2006.

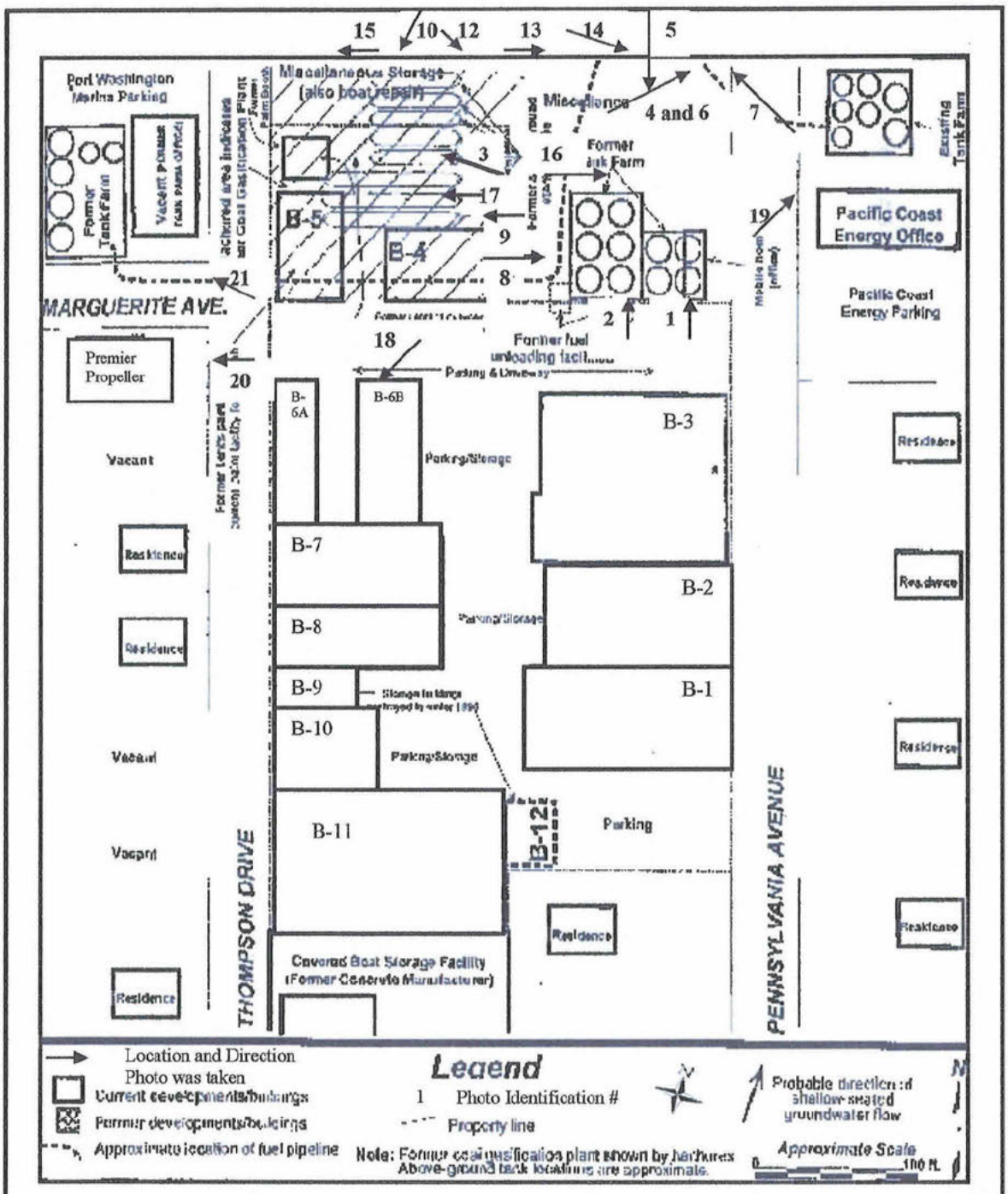

Photo Diagram
(Environmental Associates 1997)

APPENDIX B

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APPENDIX C

EDR Database Report

(Including Sanborn Maps and Topographic Maps)

The EDR Radius Map
with GeoCheck®

Bremerton Gas Works
Pennsylvania Avenue
Bremerton, WA 98337

Inquiry Number: 1745466.2s

August 29, 2006

EDR® Environmental
Data Resources Inc

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

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Sanborn® Map Report

Ship To: Lesa Nelson
Tech Law
921 11th Street
Sacremento, CA 95814

Order Date: 8/29/2006 **Completion Date:** 8/31/2006
Inquiry #: 1745466.3s
P.O. #: Rich Howard
Site Name: Bremerton Gas Works
Address: Pennsylvania Avenue
City/State: Bremerton, WA 98337
Cross Streets:

Customer Project: Bremerton Gas W
)12798VLA 916-497-0438

Based on client-supplied information, fire insurance maps for the following years were identified

1947 - 1 Map
1968 - 1 Map

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- Sanborn Map Report, listing years of coverage
- User's Guide
- Oldest Sanborn Map Image
- Most recent Sanborn Map Image

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3. Find TP on older printed images.
4. Using Acrobat® Reader®, zoom to 250% in order to view more clearly. (200-250% is the approximate equivalent scale of hardcopy Sanborn Maps.)
   A. On the menu bar, click "View" and then "Zoom to..."
   B. Or, use the magnifying tool and drag a box around the TP

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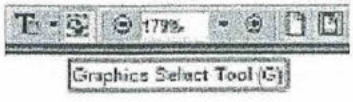
- To print only the TP area, cut and paste from Acrobat to your word processor application.

Acrobat Versions 6 and 7

1. Go to the menu bar
2. Click the "Select Tool"
3. Draw a box around the area selected
4. "Right click" on your mouse
5. Select "Copy Image to Clipboard"
6. Go to Word Processor such as Microsoft Word, paste and print.

Acrobat Version 5



1. Go to the menu bar
2. Click the "Graphics Select Tool"
3. Draw a box around the area selected
4. Go to "Menu"
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6. Highlight "Copy"
7. Go to Word Processor such as Microsoft Word, paste and print.

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APPENDIX D

Qualifications of Environmental Professional

Name: **RICHARD F. HOWARD, REA II**

Title: **Director/Site Project Manager**

Education:

Special Training:

Clearance:

Registration:

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[redacted]

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