To: Phil Williams[Phil.Williams@ci.bremerton.wa.us]
From: Thelma Swem
Sent: Tue 12/2/2008 10:11:15 AM
Subject: Old Bremerton Gasworks Site

Phil,

I am forwarding this on to you for your information. Please let me know if you think I should be doing anything with this. I will put it in Roger's mail pile for review upon his return. Thanks.

Thelma Swem, Paralegal
Bremerton City Attorney's Office
345 6th Street, Suite 600
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From: Greg Stewart [mailto:gstewart@allaura.com]
Sent: Tuesday, December 02, 2008 8:11 AM
To: Legal
Cc: 'Greg Stewart'
Subject: Old Bremerton Gasworks Site

From: Gregory M Stewart
President
Andor Distributing, Inc.
(1701 Thompson)
301 Henly Court
Steilacoom, WA 98388
253-627-5588 work
(b) (6) cell
253-627-5597 fax

Dear City Attorney:

Thank you for your assistance to the public on environmental matter on behalf of the City. On behalf of Andor Distributing, Inc. I will assist in your efforts to make the polluters pay for clean ups, and to the extent that my company was involved to pay our fair share along with ARCO/BP and ChevronTexaco.

As inferred from reports in the Bremerton Sun it appears that a purchase option may be best for the Sesko / McConkey property. This would be a good plan given the improvements that may be made for the general

public as a Park similar to Gas Works in Seattle. If this happens, would you please present to the City, the idea to purchase of my adjoining property also. (Less Andor's contribution (potential responsible party) to the clean up.)

This is equitable because McConkey was an owner of a bulk plants on his property. This was the Lentz Plant. Mr. McConkey responsibly is thus similar to Andor's, as Andor was the ARCO/BP bulk fuel facility. Both of us acted responsibly by paying to decommission each of our plants. Thus our two situations are almost exactly alike. We both owned a bulk plant and then spent money decommissioning them. And, unlike the major oil companies have, at least, done something to make matters better for the community. Both properties were formerly owned by Western Gas the owner of the Gas Works plant.

I must let you know that Andor fears the loss of it's 1701 Thompson property in the near term. Several potential lease and purchasers have dropped interest after learning of the Coal Gas plant and thus there is no income. Andor Distrbituing, Inc. only owns the 1701 property. Therefore, In event of the loss of the Property due to adverse means, I would like to reserve for the future the ability to gain equally and proportionally to the same degree Mr. McConkey gains (if any) in a future sale. At that time would you please put me in for this in consideration I have made to the City in gaining clean up funding from polluters, AND based on equity with McConkey? Thank you.

The determination of Andor's potential responsible party (PRP) contribution is likely the same as that of Osgood-Wheeler and Thea Foss Water Way average contributions by PRP's in a similar situation as a lesser participant. This was approximately $35,000 to $50,000. I offer to pay the City $35,000 from funds collected on the City purchase of the 1701 Property. This number does not include the close to $200,000 USD I paid for removing and decommission the ARCO/BP tank farm and digging up underground pipes.

Lastly, I am open for the EPA, City or other to drill and take dirt samples. I think truth is most important and I operate on an open book basis.

Last week I communicated with the AG Office of the State of Washington, and was told that they take directive from the State. This is likely good, as the Directors of Ecology and Department of Natural Resources may instruct the State AG office to aggressively go after the major oil companies. If the Director of Ecology and DNR stand resolute and un-wavering, they can hold the AG willingly to his duty.

As a matter of principle, per our US Senator's stance, it is important that those Oil and Gas companies continue to sell gasoline and natural gas to this day in Bremerton pay fully.

It was good to see in the Bremerton article that MDU Resources / Cascade Natural gas is taking some responsibility. Your empowerment by the State AG will better ensure that MDU does what it says.

Thank you again for your assistance and keep up the good work.

Sincerely,

Greg Stewart
President
Andor Distributing, Inc.