

✓ HQ
RECEIVED

APR - 3 2006

DEPT OF ECOLOGY

SUN Insurance Agency, Inc.
15235 Aurora Ave N
Shoreline, WA 98133
Ph: (206) 364 7560
Fx: (206) 367 3105

- 1 -

Memorandum

USE # 480

To Washington State Dept of Ecology
Attn: Annette Ademasu
From: Dan Zoretic
For ZORETIC Properties, LLC
Date: 03/30/2006
Re: 15235 Aurora Ave N. Shoreline, WA 98133 location

Basic Transportation/
Zoretic Properties
Shoreline

LUST 592085

Hi Annette,

This is the information I have on the removal of the two tanks from 1989. Please give me a call if you have any questions.

Regards,



Dan Zoretic

Cell Phone: 206-229-1051

dan@suninsuranceagency.com



October 13, 1989

Mr. Max Zoretic
Estate of George Mertz
15235 Aurora Avenue North
Seattle, Washington 98133

E-MZ0001
JN:839601

Dear Mr. Zoretic:

On September 26, 1989 you (as our client) contracted with Ecova Corporation to provide professional services to monitor and document the removal of potentially contaminated soil from the site of a former underground storage tank (UST). The site is located adjacent to your present business office and is currently occupied by B&M Sports Car Sales, which is located at 15225 Aurora Avenue North, in Seattle, Washington. The site is part of the estate of Mr. George Mertz.

On July 26, 1989, local contractor Lee Morse excavated and removed two UST's from the property. One was a gasoline tank that provided fuel for the auto sales operations, and the other was a 1000 gallon tank used to store waste oil from auto maintenance performed at the facility shop. Following tank removal, soil samples were collected by Lee Morse personnel for chemical analysis to check for possible leakage. No contamination was detected from soil around the gasoline tank; however, a fairly high concentration of 18,000 parts per million (ppm) total petroleum hydrocarbons (TPH) was determined from soil beneath the oil tank. Analyses were also conducted for benzene, toluene, ethylbenzene, and xylene (BTEX), but none were detected.

Both excavations were subsequently backfilled and the opening from the gasoline tank was patched over with concrete. The analytical results from the oil tank sampling were submitted to Bill Lawrence of the King County Health Department Waste Screening Section for clearance for disposal at a local landfill. The TPH concentration of 18,000 ppm is significantly greater than the current Washington Department of Ecology (WDOE) threshold of 200 ppm for soil. As a result, the material clearly could only be disposed of at the county-owned Cedar Hills Landfill facility.

Removal and disposal of the oil-contaminated soil took place on October 9, 1989. A Case 580 backhoe and 10-yard dump truck were the functional equipment supplied by Lee Morse. Lee Morse personnel at the site were John Speer (backhoe operator), Mike Kirsch (truck driver), and Leo Morse (supervisor). The Ecova representative onsite was Don Lance, the author of this report. The proposed role of Ecova onsite was to (1) monitor and document the excavation process and, (2) through physical and electronic means, advise the contractor which soil should be loaded for disposal and which should be set aside for backfill.

Corporate Office
3820 159th Avenue N
Redmond, WA 98052
(206) 883-1900
(206) 867-2210 FAX

Gulf Coast Region
12790 Merit Drive #220
Lock Box 145
Dallas, TX 75251
(214) 404-7540
(214) 404-7545 FAX

Eastern Region
500 Fifth Avenue
Suite 935
New York, NY 10110
(212) 840-1042
(212) 840-1663 FAX

Mr. Max Zoretic
Estate of George Mertz
October 13, 1989
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Prior to arriving at the site, the Ecova geologist was informed by Lee Morse that the soil was contaminated with gasoline. Therefore, a photoionization detector (PID), an instrument very sensitive in detecting the volatile components of gasoline, was brought along to serve as a screening tool to differentiate between the clean and contaminated soils. Because the principal contaminant turned out to be motor oil (a much heavier mixture of hydrocarbon compounds), the PID could not be employed. Instead, the principal screening criteria used were simple physical ones--soil color, odor, and presence or absence of iridescence or oil sheen on water added to the soil. The local water table was not intersected during the excavation process.

As the excavation progressed, it became clear that the contamination was limited to the east end of the opening and probably resulted from a loose connection on the remote filler neck extending from the floor of the adjacent shop to the top of the tank. Soil was removed to a depth of about 11 feet below ground surface, which is 3 to 4 feet below the former bottom of the tank. At that point, no further contamination could be physically detected from any part of the excavation.

Because no additional sampling was planned by the contractor, I advised that proof of clean closure could not be irrefutably confirmed. According to the physical evidence observed at that time, there appeared to be no contaminated soil remaining in the excavation; however, the normal "proof" of clean closure is provided by resampling the sidewalls and bottom to establish laboratory corroboration that all contamination has been removed. At that time, the client and contractor were satisfied that the physical evidence was sufficient and that additional analyses were not necessary.

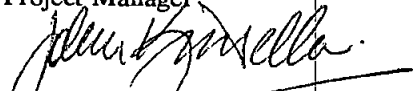
The surficial concrete debris and clean soil was then pushed into the excavation as partial backfill. The dump truck was filled to near capacity, providing roughly 15 to 20 tons of contaminated soil for the Cedar Hills facility. It was planned that during the return trip from the landfill, the truck would pick up a load of clean fill material to raise the excavation level to a grade sufficient for installing a concrete cap.

If you have any questions regarding the activities described above, or if we may be of additional service to you in any way please call us at (206) 883-1900.

Sincerely,

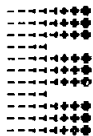


Donald Lance, P.G.
Project Manager



John Kinsella, P.G.
Vice-President, Operations

E C O V A



November 8, 1989

Max Zoretic
Estate of George Mertz
15235 Aurora Ave. North
Seattle, WA 98133

pay 10-16-89

Dear Mr. Zoretic:

Enclosed please find two copies of our invoice #102174 for professional services performed in October 1989.

Please return the invoice marked "COPY" with your remittance.

Sincerely,

Don Lance
Project Manager

152/NOV.INV:bkh
Enclosures

cc: Penny Sol
Project File

Corporate Office
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Eastern Region
500 Fifth Avenue
Suite 935
New York, NY 10110
(212) 840-1042
(212) 840-1663 FAX

*Paid \$470.03
11-27-89
#*

INVOICE

TO: Max Zoretic
Estate of George Mertz
15235 Aurora Ave. North
Seattle, WA 98133

FROM: ECOVA CORPORATION
P.O. Box 94081
Seattle, WA 98124-9481
(206) 883-1900

RE: Letter: September 25, 1989

OUR REFERENCE: 839601
INVOICE DATE: October 31, 1989
INVOICE #: 102174

Item	Quantity	Description	Unit Price	U/M	Extended Price
1		For Professional Services through October 31, 1989:			
		ACTIVITY 200:			
		Labor - See attached sheet			450.00
		Other Materials - Supplies		*	12.90
		Travel Expenses		*	5.63
		ACTIVITY TOTAL			468.53
		Sales Tax 8.1% (Except Labor)			1.50
		*Billed at cost plus 15%, per contract.			
	INVOICE TOTAL			\$470.03	
	TERMS: NET 30 DAYS				
	1.5% PER MONTH OVER 30 DAYS				

COPY

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TO: Max Zoretic
Estate of George Mertz
15235 Aurora Ave. North
Seattle, WA 98133

FROM: ECOVA CORPORATION
P.O. Box 94081
Seattle, WA 98124-9481
(206) 883-1900

RE: Letter: September 25, 1989

OUR REFERENCE: 839601
INVOICE DATE: October 31, 1989
INVOICE #: 102174

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		Travel Expenses		*	5.63
		ACTIVITY TOTAL			468.53
		Sales Tax 8.1% (Except Labor)			1.50
		*Billed at cost plus 15%, per contract.			
		INVOICE TOTAL			\$470.03
		TERMS: NET 30 DAYS 1.5% PER MONTH OVER 30 DAYS			

ECOVA CORPORATION
 PROJECT LABOR REPORT
 Thru October 29, 1989

						/-----PRODUCT CODE-----/					
JOB #	JOB NAME	BILL DATE	INVOICE	PROD. CDE	HRLY RATE	EMPLOYEE NAME	HOURS	TOTAL \$		TOTALS	
839601	MAX ZORETIC	10/29/89		PHASE	TASK	SUB-TASK					
				01	200	99					
					30.00	HEFFINGTON	1.00	30.00			
					60.00	LANCE	7.00	420.00			
							8.00	450.00		\$450.00	=====

mmx



City of Seattle King County
Charles Royer, Mayor Tim Hill, Executive

Seattle-King County Department of Public Health

Bud Nicola, M.D., M.H.S.A., Director

TO: Rod Hansen, Manager, King County Solid Waste Division
ATTN: Mel Andriesen, Cedar Hills

FROM: Bill Lawrence, Environmental Health Specialist
Chemical/Physical Hazards Program

DATE: August 10, 1989

SUBJECT: WASTE MATERIAL CLEARED FOR DISPOSAL AT CEDAR HILLS LANDFILL

This is to advise you that we find that the waste material listed from the following company is a solid waste, and if disposed of in King County, must be disposed at Cedar Hills.

Generator: Sun Insurance Co.
15225 Aurora Ave. N.
Seattle, WA 98133

Transporter: Lee Morse General Contractors, Inc.
9434 Delridge Way S.W., Suite B
Seattle, WA 98106

Delivery must be scheduled with Dennis Trammell at 296-4490.

Material: Soil associated with waste oil tank removal at
15225 Aurora Ave. N., Seattle.

Amount: 20 cubic yards.

Approximate total weight 30 tons.

Frequency: This one time.

Expiration Date: November 8, 1989

Consulted with: Dennis Trammell (8-8-89)

The above substances were found not to meet the State DOE definitions for either extremely hazardous waste or dangerous waste or Federal EPA criteria for hazardous waste or toxic substances. A summary of the available chemical analysis is attached, if applicable.

1 of 3

Downtown Public Health Center

14th Floor, Public Safety Building 610 Third Avenue (at James Street) Seattle, Washington 98104 (206) 296-4755

Central Environmental Health Center

2200 1st Avenue Seattle, Washington 98102 (206) 308-1000

Waste Screening Memo
August 10, 1989
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Please note that it is only the described materials that are acceptable for disposal. Any other type of questionable waste from this company will require separate review and analysis.

If you have any questions or need additional information, please call me at 296-4633 (FAX 296-0188).

SJB:jl

cc: Chuck Rice, Hazardous Waste, Region X, EPA
John Conroy, Hazardous Waste, Northwest Office DOE
Larry Kirchner, EHS Supervisor, Southeast EHS Office
Greg Bishop, EHS Supervisor, Smith Tower, SKCDPH
Deborah Lambert, KCSW
Generator and Transporter listed above.

Attachment