



INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 644931
 Parcel #(s): 5649600135 (N) 5649600130 & 33 (S)
 County: King
 FSID #: 8101 (North) 4321 (South)
 CSID #: 12406 (North) 12408 (South)
 UST ID #: 620146 (North) (NO UST South)

SITE INFORMATION

Site Name (e.g., Co. name over door): Morning Acre Tracts North Morning Acre Tracts South	Site Address (including City and Zip+4): 5001 Rainier Ave S, Seattle 98118 (North) 5015 & 5021 Rainier Ave S, Seattle 98118 (South)	Site Phone:
Site Contact and Title: Alan Bakalian Zeno Bakalian PS	Site Contact Address (including City and Zip+4): 4020 Lake Washington Blvd NE Suite 100, Kirkland 98033	Site Contact Phone: 425-822-1511 x224
Site Owner: Murakami Washin (owner for all 3 parcels)	Site Owner Address (including City and Zip+4): 12424 83 rd S, Seattle 98178	Site Owner Phone:
Site Owner Contact: Michael Noll, The Riley Group	Site Owner Contact Address (including City and Zip+4): 17522 Bothell Way NE, Bothell 98011	Owner Contact Phone: 425-415-0551
Alternate Site Name(s): 5001 address = Furon Parking 5015 address = Busy Bee 5021 address = Wash's Auto Repair	Comments:	
Previous Site Owner(s):	Comments:	

Latitude (Decimal Degrees):
Longitude (Decimal Degrees):

INSPECTION INFORMATION

Inspection Conducted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date/Time:	Entry Notice: Announced <input type="checkbox"/> Unannounced <input type="checkbox"/>
Photographs taken? Yes <input type="checkbox"/> No <input type="checkbox"/>		
Samples collected? Yes <input type="checkbox"/> No <input type="checkbox"/>	If Yes, be sure to include a figure/sketch showing sample locations.	

RECOMMENDATION

No Further Action (Check appropriate box below):	LIST on Confirmed and Suspected Contaminated Sites List: <input checked="" type="checkbox"/>
Release or threatened release does not pose a threat <input type="checkbox"/>	Awaiting Cleanup
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: _____) <input type="checkbox"/>	
Independent Cleanup Action Completed (i.e., contamination removed) <input type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint): referenced properties have been impacted by historical releases (historic ops as gasoline stations and auto repair businesses).

5001 RAINIER AVE S is now a parking lot that was formerly operated as gas station(s). (Standard Oil / Chevron)

5015 RAINIER AVE S: the currently operating business is a convenience store.

5021 RAINIER AVE S – (current/former?) auto repair business

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

Groundwater monitoring wells installed years ago Sampled 2006, 2007, 2013. NORTHERN PARCEL: Groundwater exceeded MTCA A cleanup levels for TPH-G/ -D/ -O= 1,700/ 283,000/ 230,000ppb. SOUTHERN PARCELS: Groundwater exceeded MTCA A cleanup levels for TCE/ EDC/ DCE/ VC= 109/ 11/ 220/ 593ppb. The sump in the basement of closed auto repair facility (southern parcels) associated with former parts washing station was determined to be the most likely cause of the contamination in southern plume. There is no mention of cleanup, "Awaiting Cleanup."

Investigator: Gayle Garbush	Date Submitted: 10/31/2013
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OBSERVATIONS

Description (please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc.):

(fill in contaminant matrix below with appropriate status choice from the key below the table)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	BEDROCK	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents						Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropranol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	Polynuclear Aromatic Hydrocarbons (PAH)						Hydrocarbons composed of two or more benzene rings.
	Tributyltin						The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether						MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene						Benzene
	Other Non-Halogenated Organics						Other Non-Halogenated Organics (Example: Phthalates)
	Petroleum Diesel	S	C				Petroleum Diesel
	Petroleum Gasoline	S	C				Petroleum Gasoline
	Petroleum Other	S	C				Crude oil and any fraction thereof. Petroleum products that are not specifically Gasoline or Diesel.
	Halogenated Organics (see notes at bottom)	PBDE					
Other Halogenated Organics							Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
Halogenated solvents			C				Solvents containing halogens (Halogen is typically chlorine, but can also be fluorine, bromine, iodine), and their breakdown products (Examples: Trichloroethylene; Tetrachloroethylene (aka Perchloroethylene); TCE; TCA; trans and cis 1,2 dichloroethylene; vinyl chloride)
Polychlorinated Biphenyls (PCB)							Any of a family of industrial compounds produced by chlorination of biphenyl, noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
Dioxin/dibenzofuran compounds (see notes at bottom)							A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). <i>Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270</i>
Metals	Metals - Other						Metals other than arsenic, lead, or mercury. (Examples: cadmium, antimony, zinc, copper, silver)
	Lead						Lead
	Mercury						Mercury
	Arsenic						Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides						Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	BEDROCK	DESCRIPTION
Other Contaminants	Radioactive Wastes						Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic						Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic						Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos						All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances						Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures						Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures						For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordnance						Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes						Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes						Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

Status choices for contaminants	
Contaminant Status	Definition
B - Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested)
S - Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C - Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example - above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA - Remediated - Above	The contaminant was remediated, but remains on site above the cleanup standards (for example - capped area).
RB - Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example - complete removal of contaminated soils).

Halogenated chemicals and solvents: Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

Dibenzodioxins and dibenzofurans are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in Ch. 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus Sheet (<https://fortress.wa.gov/ecy/clarc/FocusSheets/tef.pdf>). Results may be reported as individual compounds and isomers (usually lab results), or as a toxic equivalency value (reports).

FOR ECOLOGY II REVIEWER USE ONLY (For Listing Sites):

How did the Site come to be known: Site Discovery (received a report): _____ (Date Report Received)
 ERTS Complaint
 Other (please explain): _____

Does an Early Notice Letter need to be sent: Yes No

If No, please explain why: _____

NAICS Code (if known): _____

Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):

Site Unit(s) to be created (Unit Type): Upland (includes VCP & LUST) Sediment

If multiple Units needed, please explain why: _____

Cleanup Process Type (for the Unit): No Process Independent Action
 Voluntary Cleanup Program Ecology-supervised or conducted
 Federal-supervised or conducted

Site Status: Awaiting Cleanup Construction Complete – Performance Monitoring
 Cleanup Started Cleanup Complete – Active O&M/Monitoring
 No Further Action Required

Site Manager (Default: Donna Musa): _____

Specific confirmed contaminants include:

_____ in Soil
_____ in Groundwater
_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):

Cleanup Site ID No. (if known):

COUNTY ASSESSOR INFO:

Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.

See next two pages.



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Property Tax Web: Real Property Account In

Account/Parcel Summary

Tax Account Number	564960013501
Parcel Number	5649600135
Account Status	This account is active.
Tax Payer Name	MURAKAMI WASHIN C075
Mailing Address	5021 RAINIER AVE S SEATTLE WA 98118



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Property Tax Web: Real Property Account

Account/Parcel Summary

Tax Account Number	564960013303
Parcel Number	5649600133
Account Status	This account is active.
Tax Payer Name	MURAKAMI WASHIN 744543
Mailing Address	12424 83RD S SEATTLE WA 98178



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Property Tax Web: Real Property Account

Account/Parcel Summary

Tax Account Number	564960013006
Parcel Number	5649600130
Account Status	This account is active.
Tax Payer Name	MURAKAMI WASHIN
Mailing Address	12424 83RD S SEATTLE WA 98178

