



# INITIAL INVESTIGATION FIELD REPORT

**ERTS Number:** 642644  
**Parcel #(s):** 2613200134  
**County:** King  
**FSID #:** 24470  
**CSID #:** 12293

## SITE INFORMATION

Site Name (e.g., Co. name over door): Borrelli Real Estate Investments	Site Address (including City and Zip+4): 4404 S 133 <sup>rd</sup> St Tukwila, WA 98168-3211	Site Phone: Vacant buildings scheduled for demolition
Site Contact and Title: Robert Roe Environmental Associates	Site Contact Address (including City and Zip+4): 1380 112 <sup>th</sup> Ave NE Suite 300 Bellevue, WA 98004	Site Contact Phone: 425-455-9025
Site Owner: John Borrelli Borrelli Real Estate Investments LLC	Site Owner Address (including City and Zip+4): 13028 Interurban Ave S #108 Tukwila, WA 98168	Site Owner Phone:
Site Owner Contact:	Site Owner Contact Address (including City and Zip+4):	Owner Contact Phone:
Alternate Site Name(s): TriArc Projects	Site owner information found at WA Secretary of State website (UBI). "Governing Persons" Manager: John R Borrelli & Manager: Joseph R Borrelli @ site address.	
Previous Site Owner(s): Garvich Mary Ann & Scheffler Thomas P ET AL	Comments: Consultant, Robert Roe, told me in a phone call 7/22/13, that the previous site owners include many relatives, up to 100 people in a trust.	

<b>Latitude (Decimal Degrees):</b>
<b>Longitude (Decimal Degrees):</b>

## 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

<b>No Further Action</b> (Check appropriate box below):	<b>LIST on Confirmed and Suspected Contaminated Sites List:</b> <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):

Received UST removal & site assessment report. Parcel with house & former gas station was purchased by Borrelli Real Estate Investments in April 2013. A 550-gallon ust was removed 5/31/2013. Three soil samples exceeded MTCA A cleanup levels for gasoline (UST & dispenser areas): 270ppm, 990ppm, 1,000ppm. B/T/E/X was non-detect.

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

Groundwater seeped into the UST excavation, but was not sampled. The Phase I identified Shell Oil as the brand of fuel sold at the former station. Soil stockpile was used for backfill when UST was removed. New owner is waiting for demolition permit approval to demolish all buildings on the parcel. Then plume can be delineated & cleanup can begin.

Investigator: Gayle Garbush	Date Submitted: 7/23/2013
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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.):

The map displays a grid of property parcels in King County. A central parcel, 4404, is highlighted with a purple border and labeled 'Tukwila'. Surrounding parcels are labeled with numbers such as 4310, 4446, 4400, 13136, 4300, 13130, 4350, 4522, 13305, 4385, 4487, 4500, 13311, 4435, 4550, and 13325. Streets shown include MACADAM RD S, S 131ST PL, 48TH AVE S, GATEWAY DR S, S 133RD ST, and S 134TH PL. A scale bar indicates 0 to 198 feet. A copyright notice '(C) 2008 King County' is visible in the bottom left.

**Select a link or search again:**

Parcel Number	Address	Assessor's Data Report	Districts & Development Report
<a href="#">2613200134</a>	4404 S 133RD ST	<a href="#">Get Assessor Report</a>	<a href="#">Get Districts Report</a>

(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 ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) 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	B					Benzene
	Other Non-Halogenated Organics						Other Non-Halogenated Organics (Example: Phthalates)
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline	C	S				Petroleum Gasoline
	Petroleum Other						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 ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) 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							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 semivolatiles analysis 8270</i>
Metals	Metals - Other						Metals other than arsenic, lead, or mercury. (Examples: cadmium, antimony, zinc, copper, silver)
	Lead	B					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): 6/24/2013 (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:

Gasoline in Soil  
\_\_\_\_\_ in Groundwater  
\_\_\_\_\_ in Other (specify matrix: \_\_\_\_\_)

Facility/Site ID No. (if known):

24470

Cleanup Site ID No. (if known):

12293

**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.

Parcel buyer's mailing address is not yet listed on county web site.

The screenshot shows the DeVal.biz website interface. On the left, there is a navigation menu with options: "Business Search by Categories", "Updates/List Selector", and a search box containing "Zip Code" and "Distance". On the right, the "Business Details" section is displayed for "BORRELLI REAL ESTATE INVESTMENTS, LLC", with the address "13028 Interurban Ave S # 108, Tukwila, WA 98168". A "Zip Code" input field is visible above the business details.