



INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 651354
 Parcel #(s): 00606200004102
 COUNTY: Snohomish
 FSID: 20079
 CSID: 12644

SITE INFORMATION

Site Name (e.g., Co. name over door): View Ridge Plaza	Site Address (including City and Zip+4): 220 Olympic Blvd Everett, WA 98210	Site Phone: (425) 339-9318
Site Contact and Title: Dick Hooper	Site Contact Address (including City and Zip+4): 451 SW 19TH ST, STE 107 Renton, WA 98057	Site Contact Phone: (425) 255-1348
Site Owner: Everett Masonic Corporation	Site Owner Address (including City and Zip+4): 234 Olympic Blvd Everett, WA 98203	Site Owner Phone: (425) 339-9318
Site Owner Contact:	Site Owner Contact Address (including City and Zip+4):	Owner Contact
Alternate Site Name(s): Masonic Center	Comments:	
Previous Site Owner(s): See Historic Site Occupants Table	Comments:	

Latitude (Decimal Degrees): 47.957647
Longitude (Decimal Degrees): -122.232356

INSPECTION INFORMATION

Inspection Conducted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date/Time: 9/19/2014 2 PM	Entry Notice: Announced <input type="checkbox"/> Unannounced <input checked="" type="checkbox"/>
Photographs taken? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Samples collected? Yes <input type="checkbox"/> No <input checked="" 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"/>	
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: Washington State Dept. of <input type="checkbox"/>	
Independent Cleanup Action Completed (i.e., contamination removed) <input type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint):

As part of a Phase II Environmental Site Assessment, a subsurface geotechnical exploration survey was done that included 5 borings on the property. Two groundwater grab samples and 6 soil samples were collected with the borings. In addition, groundwater samples were collected from neighboring monitoring wells. After the investigation it was reported that tetrachloroethylene and vinyl chloride were found above MTCA method A cleanup levels.

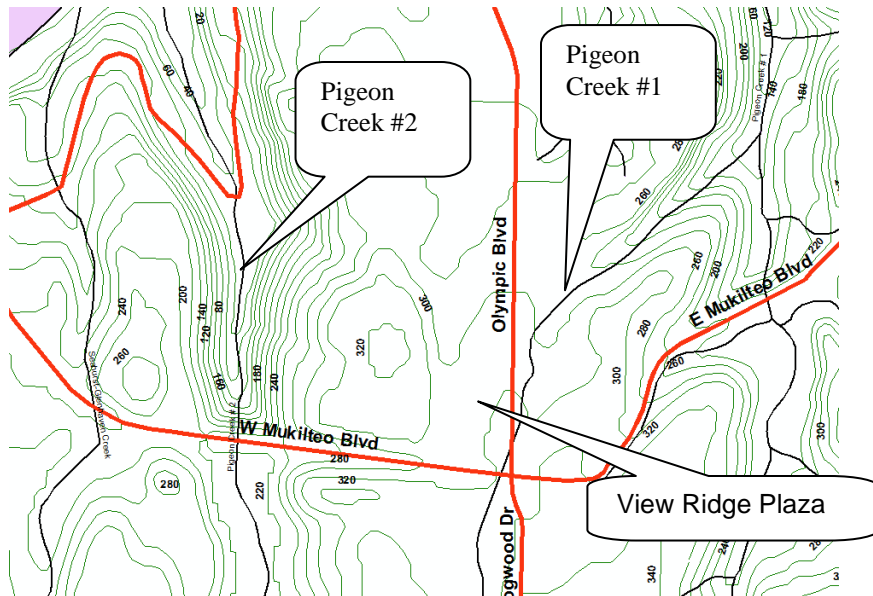
CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

The geotechnical exploration survey revealed that there was enough chemical detections from the samples to suspect there could be addition contamination at this site. Additional investigation was recommended by the geotechnical consultant.

Investigator: Mike Young, EHS; Snohomish Health District	Date Submitted: 10/28/2014
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Groundwater was encountered sporadically in the soil borings, which may be the result from irregular glacial till occurrence in this area. Soils in this area are reported to be fine to medium sand with gravel, sandy silt, gravelly coarse sand, gravelly sand. Groundwater was found at 4' below the surface in SB-1 through SB-3 and >17' below the surface in SB-4. The soil southwest of the site is mapped in the Qva formation, which is described as "...well stratified unconsolidated sand with pebbles and some cobbles."¹⁹ The Qva formation is over 200 feet thick with the aquifer at the bottom of the formation, just above the Qtb (Transitional Bed formation) found at elevation 100 feet. Any surface water in the ditch that soaks into the soils would likely migrate down through the Qva formation to groundwater perched on the Qtb formation, which consists of clay, silt and very fine sand.

The map below constructed from Snohomish County GIS 2007 data shows 20 contour lines in green, location of streams (black lines), ponds, wetlands and major roads (red lines):



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.):

10/24/2013, samples collected as part of Environmental Site Assessment ("ESA") Phase II Soil and Groundwater investigation.

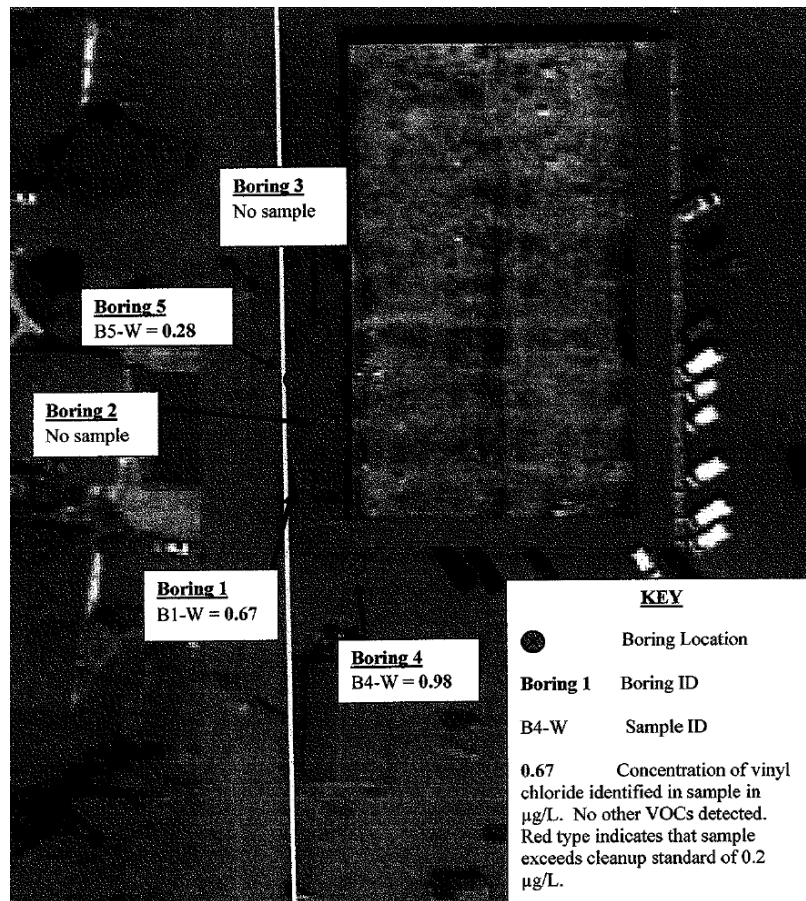
2/28/2014, Report finished. Phase II Soil and Groundwater sampling investigation completed by Stratum Group for the property owned by Everett Masonic Corporation.

9/9/2014, ERTS report emailed to Snohomish Health District (SHD).

9/19/2014 Site visit by SHD.

This investigation included a review of the Stratum Group report dated 2/28/2014, which included the following notes:

The Phase II investigation was in part conducted to evaluate the property for potential contamination associated with the site's current and historic use as a dry cleaner. The figure below shows the locations of 5 Soil borings made near the dry cleaning business in the SE corner of the building. Soil borings were made to a depth of 10 feet below the surface. Soil samples were collected at 2 foot intervals up to 6 feet below the surface.



The table below show the VOC results reported. Note one of the six soil samples collected had a test result for tetrachloroethylene (a solvent used in dry cleaning) above the Model Toxics Control Act (MTCA) Method A cleanup level.

Soil Sample Results
View Ridge Plaza – Dry Cleaner Area

Sample Number	Sample Location and Depth	Volatile Organic Compounds Detected* (mg /kg)		
		Cis-1,2-Dichloroethene	Tetrachloroethylene	Trichloroethene
B1-4	Boring 1 (4-feet)	ND(<0.010)	ND(<0.010)	ND(<0.010)
B2-9	Boring 2 (9-feet)	0.014	0.630	0.014
B2-20	Boring 2 (20-feet)	ND(<0.010)	0.022	ND(<0.010)
B3-5	Boring 3 (5-feet)	ND(<0.010)	ND(<0.010)	ND(<0.010)
B3-15	Boring 3 (15-feet)	ND(<0.010)	ND(<0.010)	ND(<0.010)
B4-7	Boring 4 (7-feet)	ND(<0.010)	ND(<0.010)	ND(<0.010)
MTCA Method A Cleanup Standards		Not available	0.05	0.03
MTCA Method B Cleanup Standards		Not available	480	12

*a suite of ~44 compounds were analyzed, but only contaminants listed above were detected; ND= contaminant not detected at level indicated; shaded box indicates sample result exceeds the state cleanup standard for unrestricted land use

Three water samples collected from the soil borings were sampled and all three had detections of vinyl chloride (a breakdown product of dry cleaning solvent) at concentrations that exceed the state cleanup standard for groundwater.

Water Sample Results
View Ridge Plaza – Dry Cleaner Area

Sample Number	Volatile Organic Compounds Detected* (µg/L)
	Vinyl Chloride
B1-W	0.67
B4-W	0.98
B5-W	0.28
<i>MTCA Method A Cleanup Standards</i>	0.2

*a suite of ~44 compounds were analyzed, but only contaminants listed above were detected; shaded box indicates sample result exceeds the state cleanup standard for unrestricted land use

The survey also include one sample of 3 up-gradient groundwater monitoring wells that are located between this property and the adjacent 76 brand gasoline station. There were no petroleum hydrocarbon contamination detected in the samples.

(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, isopropanol, 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						Petroleum Diesel
	Petroleum Gasoline						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						Polybrominated di-phenyl ether
	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	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.



Property Account Summary

Parcel Number	00606200004102	Property Address	220 OLYMPIC BLVD , EVERETT, WA 98204
Parties - For changes use 'Other Property Data' menu			
Role	Percent/Name	Mailing Address	
Taxpayer	100 THE MASON CENTER	234 OLYMPIC BLVD, EVERETT, WA 98203 United States	
Owner	100 EVERETT MASONIC CORP	234 OLYMPIC BLVD, EVERETT, WA 98203 United States	
General Information			
Property Description	VIEW RIDGE ADD DIV 2 BLK 000 D-02 - TR 41, AS PER PLAT REC IN VOL 12 OF PLATS, PG 19, RECORDS OF SNO CO; TOW TH PTN VAC ELM ST ADJ THRTD PER CITY OF EV ORD NO 3502 REC AF# 1137481 LY W OF AND ADJ TOSD PREMISES AND ELY OF THE E LN OF THE NEW ELM ST; EXC FR THE FOREGOING THE FOT: BEG SE COR OF TR 41; TH W ON S LN OF SD LT 155 FT TH N PLW E LN OF SD LT 125 FT TH E PLW S LN SD LT 155 FT TO E LN THOF TH S 125 FT POB - PLUS AN EQUAL & UNDIV INT IN LOT A		
Property Category	Land and Improvements		
Status	Active, Host Other Property, Locally Assessed		
Tax Code Area	00010		
Property Characteristics			
Use Code	539 Other Retail Trade NEC		
Unit of Measure	Acres(s)		
Size (gross)	1.88		
Related Properties			
0028224 is Located On this property			
Active Exemptions			
(No Exemptions Found)			



00606200004102

City of Everett

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29043600100200

00449500008500

00536400000201

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