



INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 646344
Parcel #(s): 4088803385
County: King
FSID #: 32368748
CSID #: 12637
UST #: 620110

SITE INFORMATION

Site Name (e.g., Co. name over door): AIBS Building Block 43	Site Address (including City and Zip+4): 601 Westlake Ave N Seattle, WA 98109	Site Phone:
Site Contact and Title: Vance Atkins, LG, LHG (former contact) Arnie Sugar, LG, LHG	Site Contact Address (including City and Zip+4): HWA GeoSciences 21312 30 th Dr SE, #110, Bothell 98021	Site Contact Phone: 425-774-0106
Site Owner: AIBS Building LLC sold to Washington Builders LLC 6/6/2014	Site Owner Address (including City and Zip+4): 505 5TH AVE #900 SEATTLE WA 98104	Site Owner Phone:
Site Owner Contact:	Site Owner Contact Address (including City and Zip+4):	Owner Contact Phone:
Alternate Site Name(s): Allen Institute for Brain Science Former Land Rover/Nissan	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"/> Cleanup Started is mentioned, but not documented in UST S/A report.
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: _____) <input type="checkbox"/>	
Independent Cleanup Action Completed (i.e., contamination removed) <input type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint):

ERTS called in on 1/17/14 reporting an exceedance of chromium. Test conducted 1/9/14, result was 5.68 ug/L; unknown cause.
On 3/27/2014, NWRO received UST Site Assessment report dated 2/28/2014.

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

Recommend CSCS listing. Confirmed soil samples above MTCA Method A CULs for gasoline, oil, benzene, ethylbenzene, xylene and Cr VI. Suspected for same in groundwater.

Investigator: Gayle Garbush	Date Submitted: 2/26/2015
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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.):

14 historic USTs (plus one exempt H.O.T.) were discovered and removed starting 10/31/13. 3 were exempt due to small size (30 gallons). Table 2 shows all 11 soil samples in the NE UST excavation exceeded MTCA A CULs (max TPH-G = 5,100ppm). Table 3 indicates a few soil samples in the South UST excavation exceeded MTCA A CULs (max TPH-O = 6,930ppm; TPH-G = 96.7ppm w/B = 10.7ppm). Table 4 shows most of the eleven soil samples in the East excavation exceeded MTCA A CULs (max TPH-O = 3,990ppm; TPH-G = 1,090ppm). All soil samples were at depths between 20-30 ft bgs.

Page 4 of the UST Site Assessment report dated 2/28/2014 states "Construction dewatering for mass-excavation has depressed on-site ground water levels. Ground water was encountered in previous HWA borings and on-site monitoring wells at depths ranging from approx 7-16 ft bgs." Page 19 of the report states "A remedial action report documenting exported soils quantity and disposition, and final confirmation sampling will (be) provided under separate cover. Remnant contaminated soils in the north and east sidewalls at the northeast UST location are largely outside the AIBS Block 43 property and are located below sidewalks and the street surface."

I contacted HWA on 2/18/2015 requesting Remedial Action report referred to in UST Site Assessment report. I was told that Vance Atkins no longer works there. ARNIE SUGAR, President of HWA researched my request and notified me 2/26/2015 that the Remedial Action report "was never completed or submitted, pending other work on that site." So I am closing the Initial Investigation with only the UST Site Assessment report.

This block is bound on the north by an angled street, Valley St. which becomes Roy St.
Bound on the east by Westlake Ave N
Bound on the south by Mercer St
Bound on the west by 9th Ave N



(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	C	S				Benzene
	Other Non-Halogenated Organics	C	S				E, X above, T below
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline	C	S				Petroleum Gasoline
	Petroleum Other	C	S				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							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	C	S				Chromium exceeds SL for Cr VI but not for Cr III.
	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.

The screenshot shows the King County Department of Assessments website. The main header includes navigation links: Home, How do I..., Services, About King County, and Departments. Below the header is the title "King County Department of Assessments" with the tagline "Fair, Equitable, and Understandable Property Valuations". A breadcrumb trail reads "You're in: Assessments >> Online Services >> eReal Property".

On the left is a sidebar menu with links: Home, Quick answers, Property assessments, Taxpayer assistance, Online services, Reports, data, Forms, News room, Contact us, About us, Site map, and Department of.

The main content area features a navigation bar with buttons: New Search, Property Tax Bill, Map This Property, Glossary of Terms, Area Report, and Print Property Detail. Below this is a table titled "PARCEL DATA":

Parcel	408880-3385	Jurisdiction	SEATTLE
Name	WASHINGTON BUILDERS LLC	Levy Code	0010
Site Address	601 WESTLAKE AVE N 98109	Property Type	C
Geo Area	32-20	Plat Block / Building Number	78 &
Spec Area		Plat Lot / Unit Number	ALL &
Property Name	SITE ALLEN INSTITUTE FOR BRAIN SCIENCE - FORMER LAND ROVER/NISSAN	Quarter-Section-Township-Range	NE-30-25-4