



# INITIAL INVESTIGATION FIELD REPORT

**ERTS Number:** 655203  
**Parcel #(s):** 00393200100400  
**County:** Snohomish  
**FSID #:** 24429  
**CSID #:** 12776

## SITE INFORMATION

Site Name (e.g., Co. name over door): Pawn Pros	Site Address (including City and Zip+4): 5329 Evergreen Way Everett, WA 98203	Site Phone: 425.290.5100
Site Contact and Title: Eve Dunn, EarthTouch, Inc. (edunn@earthtouchinc.com)	Site Contact Address (including City and Zip+4): 3135 North Fairfield Road, Suite D Layton, Utah 84041	Site Contact Phone: 801.771.2800 Ext. 111
Site Owner: Dimitrios & Tami Marinakis	Site Owner Address (including City and Zip+4): 9111 143rd Ave SE / 6947 Coal Creek Pkwy SE # 340 Newcastle, WA 98059	Site Owner Phone:
Site Owner Contact: Zions First National Bank	Site Owner Contact Address (including City and Zip+4): 1 South Main Street, Suite 1300 Salt Lake City, Utah 84133	Owner Contact Phone:
Alternate Site Name(s): Ed's Auto Rebuild, Jartran Truck Rental, ABC Rentals, and A to Z Equipment Rental	Comments: A Phase I Environmental Site Assessment (ESA) identified the historical presence of an auto parts store, auto repair and rentals of construction equipment since the 1960s.	
Previous Site Owner(s): Déjà Vu	Comments:	

**Latitude (Decimal Degrees):** 47.948042

**Longitude (Decimal Degrees):** -122.214383

## INSPECTION INFORMATION

Inspection Conducted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date/Time: 04/07/2015	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

<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"/>	
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):

Groundwater sample collected during a Phase II Environmental Site Assessment at this property shows contamination.

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

A limited subsurface environmental investigation was performed by a consultant for a bank with interest in the property. This study revealed that groundwater was contaminated above MTCA standards. Although only one groundwater sample had TPH-Dx and TPH-Motor Oil that exceeded the MTCA Method A standards, there were several other detectable contaminants found in the groundwater and soil samples collected from other borings.

Investigator: Mike Young, Snohomish Health District

Date Submitted: 4/21/2015

## 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.):

4/9/2015 Site visit; Pawn Pros (formerly Déjà Vu) currently occupies the 1-story concrete block masonry building. The property is mostly asphalt-covered and has three large storage containers in the back of the lot. The back of the lot has a chain link fence and is viewable from parking area surrounding the property. This area has a long commercial historical and there are several other businesses in the area that are likely potential sources for contamination.

4/7/2015 reviewed the following document concerning this property:

LIMITED SUBSURFACE INVESTIGATION OF A COMMERCIAL USE PROPERTY LOCATED AT 5329 EVERGREEN WAY IN THE CITY OF EVERETT, (SNOHOMISH COUNTY), WASHINGTON, 4-Mar-2015  
EarthTouch, Inc. 3135 North Fairfield Road, Suite D Layton, Utah 84041

This report describes a long history of business that may have contributed to a release of chemicals:

“...review of historical maps from the late 1950s and early 1960s including the presence of an auto parts store and two storage buildings as well as information gathered from historical information that identified the presence of Ed’s Auto Rebuild in a detached garage in the late 1970s. Also noted were former occupants including Jartran Truck Rentals, ABC Rentals, and A to Z rentals from the late 1970s through the mid 1980s which included the rental of construction equipment and may have included repair of the various equipment which likely utilized petroleum products and/or hazardous materials.”

There is also concern about a neighboring property, Brien Motors Fordtown at 5200 Evergreen Way, located to the west of the site.

During the site visit a building was noted about 600 feet south, and uphill, from the subject property on Evergreen Way. This building had a sign Crown Cleaners, dry cleaning business since 1948.

The report includes the following:

Analytical results of the groundwater sample collected from one bore hole near the center of the subject property identified TPH-Dx and TPH-Motor Oil at levels above MTCA method A standards.

Well B1-W	GROUNDWATER	MTCA
acetone	25	7200
chloroform	1.1	1.41
methyl ethyl ketone	8	4800
tetrachloroethene	ND	-
xylenes	2.3	1000
TPH-Gx	ND	-
TPH-Dx	960	500
TPH-Motor Oil	750	500

Laboratory analysis of the soil and groundwater samples collected at the subject property identified five VOCs (acetone, chloroform, methyl ethyl ketone, tetrachloroethene, and xylenes), TPH-Gx, TPH-Dx, and TPH-Motor Oil at concentrations above the detection limit, but below MTCA cleanup level.

(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	S	S				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						Benzene
	Other Non-Halogenated Organics						Other Non-Halogenated Organics (Example: Phthalates)
	Petroleum Diesel	S	C				Petroleum Diesel
	Petroleum Gasoline	S	S				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 ( <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		S	S				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): 03/04/2015 (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): Donna Musa

Specific confirmed contaminants include:

\_\_\_\_\_ in Soil  
  
TPH-D & -O in Groundwater  
  
\_\_\_\_\_ in Other (specify matrix: \_\_\_\_\_)

Facility/Site ID No. (if known):  
24429  
Cleanup Site ID No. (if known):  
12776

FORM UPDATED JANUARY 2014

**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	00393200100400	Property Address	5329 EVERGREEN WAY , EVERETT, WA 98203-3631
<b>Parties - For changes use 'Other Property Data' menu</b>			
Role	Percent	Name	Mailing Address
Taxpayer	100	MARINAKIS DIMITRIOS & TAMI	6947 COAL CREEK PKWY SE # 340, NEWCASTLE, WA 98059
Owner	100	MARINAKIS DIMITRIOS & TAMI	9111 143RD AVE SE, NEWCASTLE, WA 98059
<b>General Information</b>			
Property Description	BEVERLY HILLS DIV 4 BLK 001 D-00 - BLK 1 LOT 4 PLUS PTN VAC ST		
Property Category	Land and Improvements		
Status	Active, Host Other Property, Locally Assessed		
Tax Code Area	00010		
<b>Property Characteristics</b>			
Use Code	559 Other Retail Trade-Auto, Marine, Aircraft NEC		
Unit of Measure	Acre(s)		
Size (gross)	0.26		
<b>Related Properties</b>			
2789132 is Located On this property			
<b>Active Exemptions</b>			
No Exemptions Found			

