



INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 655201
Parcel #(s): 39020010090200
County: Kitsap
FSID #: 35121226
CSID #: 12840
UST ID#: 6153

SITE INFORMATION

| | | |
|--|---|-----------------------------------|
| Site Name (Name over door): Manette Plaza | Site Address (including City, State and Zip): 1100 1118 Wheaton Way Bremerton, WA 98310 | Phone/email: |
| Site Contact, Title, Business: Two consultants have performed sampling & created report | Site Contact Address (including City, State and Zip): | Phone/email: |
| Site Owner, Title, Business: Hills Manette LLC | Site Owner Address (including City, State and Zip): 6448 Montego Ct San Jose, CA 95120 | Phone/email: |
| Site Owner Contact, Title, Business: Benjamin I. VandenBerghe MPBA Attorneys at Law | Site Owner Contact Address (including City, State and Zip): 5500 Columbia Center 701 Fifth Ave, Seattle, WA 98104-7096 | Phone/email: 206-682-7090 x108 |
| Previous Site Owner(s): Kenneth Hills, Kenneth Hills Estate | Additional OWNER Info: <i>WA Secretary of State information: Registered Agent is Waterfront Financial Management, 9657 Levin Rd NW, Ste 250, Silverdale, WA 98383</i> | |
| Alternate Site Name(s): Kenneth Hills, Kenneth Hills Estate | Additional Info: | |

| | |
|------------------------------|------------|
| Latitude (Decimal Degrees): | 47.57094 |
| Longitude (Decimal Degrees): | -122.61656 |

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"/> | Photos available in site reports | |
| Samples collected? Yes <input type="checkbox"/> No <input type="checkbox"/> | Data available in site reports | |

RECOMMENDATION

| | |
|---|---|
| No Further Action (Check appropriate box below): | LIST on Confirmed and Suspected Contaminated Sites List: <input checked="" type="checkbox"/> Awaiting Cleanup |
| 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 (contamination removed) <input type="checkbox"/> | |

COMPLAINT (Brief Summary of ERTS Complaint): Report of potentially hazardous substance at the site.

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

Preliminary Phase II report (8/18/2014) by Riley Group – Soil Samples: TPH-G= 1,700ppm; Xylenes= 110ppm (in vicinity of former gas station.) Groundwater sample from existing monitoring well just north of parcel boundary (former dry cleaner was on parcel to the north): PCE/ TCE= 180/ 530ppb; cis-1,2-DCE= 8,800ppb; VC= 0.98ppb.

Adjacent property to the north (former dry cleaner) is FS 17456762 "Burns Family Trust" (aka Winfield Cleaners) at 1132 Wheaton Way with UST 308104. One solvent UST was closed in place and one diesel UST was removed. CSID 8166 listed for diesel in soil. May need to be updated for groundwater contamination found in monitoring well.

Phase II Environmental Site Assessment (12/3/2014) by EnviroSound Consulting made new soil borings (10/2014) at depths ranging from 20-35 ft bgs, which were Non-Detect or Not Sampled for gas, diesel, heavy oil, & BTEX in Table 2. Table 3 shows TCE & PCE above MTCA A in soil (north end of parcel, near former dry cleaner) plus TCE, PCE, & cis-1,2-DCE above MTCA A in groundwater.

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| Investigator: Gayle Garbush | Date Submitted: 6/1/2015 |
|-----------------------------|--------------------------|

OBSERVATIONS

Description (If site visit made, 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.):

Documents reviewed:

- Preliminary Phase II Subsurface Investigation, dated 8/18/2014, by The Riley Group
- Phase II Environmental Site Assessment, dated 12/3/2014, by EnviroSound Consulting

The screenshot displays a web-based GIS application interface for parcel search. At the top, there is a blue header bar with the following elements:

- Search Options:** Radio buttons for "Parcel No", "Site Address", and "Mail Address".
- Parcel Search:** A search input field and a checkbox labeled "Show results in a table, not the map.".
- Map Scale:** 1 : 720.
- Navigation/Help:** "Contact GIS", "Disclaimer", and "Help" buttons.

Below the header is a toolbar with icons for "Zoom In", "Zoom Out", "Full Extent", "Prev Extent", "Next Extent", "Pan", and "Draw". On the right side of the toolbar are "Layers", "Results", and "Print" buttons.

The main map area shows an aerial view of an industrial or commercial site. A red outline highlights a specific parcel area. Various parcel numbers are visible on the map, including 8065, 8087, 003-00, 006-00, 004-00, 014-00, 009-02, 002-00, 002-01, 004-03, 004-01, 001-00, 002-00, 002-01, 006-00, 018-00, 003-01, 001-01, 019-00, and 002-00. Street names "Wheaton Way", "Harkins St", and "Pitt Ave" are labeled. A yellow circle highlights a circular feature at the intersection of Wheaton Way and Harkins St. A yellow line traces a path along the edge of the highlighted parcel area.

At the bottom left of the map area, there are buttons for "Search Results" and "Manage Layers".

(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 Organics0 | 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 | C | | | | | TEX |
| | Petroleum Diesel | B | | | | | Petroleum Diesel |
| | Petroleum Gasoline | C | | | | | Petroleum Gasoline |
| | Petroleum Other | B | | | | | Oil range organics |
| 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 | | | | PCE, chloroform, EDB, EDC, MTBE |
| | 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 | | | | | | Cr, Se, Ag, Ba, Cd |
| | 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): 2/25/15 (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:

TPH-G, PCE in Soil

PCE in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):

35121226

Cleanup Site ID No. (if known):

12840

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.