



(Received on 9/23/15 in response to Ecology's "Request for Environmental Information" Letter. Attached was Galloway's UST 2008 Decommissioning Report, which had already been submitted to Ecology.)

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
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September 11, 2015

Skotdal Prime Properties II, LLC
PO Box 5267
Everett, WA 98206

COPY

RECEIVED
SEP 23 2015
DEPT OF ECOLOGY
TCP - NWRO

RE: Request for Environmental Information by October 9, 2015
Ecology Environmental Report Tracking System (ERTS) # 608812

Dear Sir or Madam:

We are asking for your help to update our files on the property at 1503 Pacific Ave in Everett (Snohomish County Tax Parcel # 00645171801200).

The Washington State Department of Ecology (Ecology) is responsible for the protection and preservation of Washington's environment. We are charged with enforcing environmental laws and regulations, including the Model Toxics Control Act (MTCA) which covers contamination of soil, water, and air.

On October 8, 2008 Ecology received notification regarding contamination at this property (ERTS 608812). Also submitted, were the following reports:

Underground Storage Tank Decommissioning and Site Assessment Report, WDOE LUST Notification # 608812: Skotdal Property, 1503 Pacific Avenue, Everett, WA. Galloway Environmental, Inc., Sammamish, Washington. November 20, 2008.

Interim Environmental Cleanup Status Report: Skotdal Property, WDOE LUST Notification # 608812. Prepared for Art Skotdal. Galloway Environmental, Inc., Sammamish, Washington. December 2008.

The information we now possess indicates that the property is contaminated and for that reason, should be added to our CSCS List. If a cleanup has occurred on the property, please forward the appropriate site cleanup report(s) to me. Any additional documentation, such as details regarding future cleanup plans, would also be helpful. Please submit information by October 9, 2015, to me:

Donna Musa
Washington Department of Ecology
Northwest Regional Office
Toxics Cleanup Program
3190 160th Ave SE
Bellevue, WA, 98008
donna.musa@ecy.wa.gov





GALLOWAY ENVIRONMENTAL, INC

3102-220th PL SE
Sammamish, WA 98075-9540

(425) 688-8852
(425) 391-8929 (fax)

November 20, 2008

ERTS #608812

Mr. Art Skotdal
Principal
SKOTDAL REAL ESTATE
2707 Colby Avenue, Suite 1200
Everett, Washington, 98206

RECEIVED
SEP 22 2008
DEPT. OF ECOLOGY

**SUBJECT: SKOTDAL PROPERTY, 1503 PACIFIC AVENUE, EVERETT, WA
UNDERGROUND STORAGE TANK DECOMMISSIONING REPORT
WDOE LUST NOTIFICATION #608812**

Dear Mr. Skotdal:

Galloway Environmental, Inc. (GEI) has prepared this UST Decommissioning and Site Assessment Report on behalf of the Skotdal Real Estate Company. This letter report presents GEI's findings regarding the removal of one 1000-gallon underground storage tank (UST) at the above-referenced property. Mr. Gary Galloway (UST decommissioning license - #0878867-U2) performed the tank decommissioning and WDOE Site Assessment/Site Checklist services for the tank (WA Site Assessment #0878867-U7).

The on-site field portion of these services was performed on October 8, 2008. The age of the tank is not known and was not listed on the WDOE UST listing.

PROJECT BACKGROUND

The Skotdal Site is located at 1503 Pacific Avenue in Everett, Snohomish County, Washington. The property is situated in the NE ¼ of the NE ¼ of Section 30, Township 29 North, Range 5 East. The Site is situated in Everett's Central Business District. The property is situated approximately one mile west of the Snohomish River and 1¼ -mile southeast of Possession Sound.

Snohomish County Assessor records indicate that the subject property consists of two tax parcels of land. The acreages encompassed by the parcels are summarized as follows.

Tax Parcel #005760010000-03 (Parcels A & B, See Figure 1-2) - 0.58 acres
Tax Parcel #005760010000-02 (Parcel C, See Figure 1-2) - 0.31 acres

The single structure on the property is currently being re-developed as a multi-tenant professional office building.

PROJECT SUMMARY

Previous environmental studies have identified petroleum impacts to soil at the subject property. Based on the results of these previous studies, Art Skotdal (Skotdal Real Estate Principal) decided to remove the impacted soils so he would be able to arrange financing for future development of the site.